

AUCTION



Burlington, Iowa

Auction held onsite.
Home located at 127 Glendale Drive.

Open House on Thursday, September 26th from 4-5PM

THURSDAY, OCTOBER 10, 2019 AT 4PM

THREE BEDROOM HOME

Location, Location, Location! This home has an excellent location in an established neighborhood. This three bedroom has 1,232 sq. ft. of living space on the main level and was built in 1964. The main level offers a living room, kitchen with a side by side refrigerator, stove, built in microwave & dishwasher, dining area with sliding glass door to the composite deck, three bedrooms and a bath with walk-in shower.

The full basement has a large family room with walk-up outside entrance, day light windows and a ¼ bath. There is also a laundry/storage room with washer & electric dryer, Maytag high-efficient gas forced air furnace with central air, gas hot water heater and a sump pump. Other amenities include an attached 2 car garage, brick & vinyl siding, 100 amp breaker box and a lawn shed. All situated on a 82'x91' corner lot.

Included: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Lawn shed

TERMS: 10% down payment on October 10, 2019. Balance due at closing with a projected date of November 22, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 22, 2019.

REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

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|---------------|------------|
| Gross | \$2,913.38 |
| Homestead Cr. | (\$196.09) |
| Net (ROUNDED) | \$2,718.00 |

Assessed Value: \$130,600

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited
- The buyer acknowledges that buyer has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



WANDA J. WILKEN ESTATE

Daniel Dravis – Executor | Shane M. Wiley – Attorney for Estate

For details contact auction manager Nate Larson of Steffes Group, 319.385.2000 or by cell, 319.931.3944



SteffesGroup.com

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Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

