

AUCTION

TIMED ONLINE



Home located at
211 South 2nd Street
Wapello, Iowa

Open House on Thursday, October 17th from 4-5pm

Opens: Thurs., Oct. 24 / CLOSES: Thursday, October 31, 2019 at 4PM

THREE BEDROOM HOME

This home would make a great first home or rental investment. The three bedroom home has 936 sq.ft. of living space on the main level. The main level offers a living room, dining room, bedroom with dryer, kitchen with refrigerator, dishwasher, built in oven & stove top, washer and a bathroom off of the kitchen. The open stairway leads to two bedrooms upstairs with ample storage. There is a partial basement with a Singer gas forced air furnace with central air & electric water heater. Other amenities of the home include a front porch, back enclosed porch, 200 amp breaker box and some vinyl replacement windows. There is a detached one car garage and two lawn sheds with alley access. All situated on an 82'x149' lot.

Included: Refrigerator, Dishwasher, Built in oven & stove top, Washer, Dryer, (2) Lawn sheds.

Not Included: All personal property.

TERMS: 10% down payment on October 31, 2019. Balance due at closing with a projected date of December 13, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 13, 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.

Gross/Net: \$1,156.00

Assessed Value: \$56,360

SPECIAL PROVISIONS:

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes.
- 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.



Don't miss the Online Only Auction
of Furniture & Household Items at SteffesGroup.com
First Item Closes: Wednesday, October 9th at 5:30PM

DIANA LYNN WIIG & TAMARA JEAN DEVINEY

David L. Mathews – Attorney for Sellers

For details contact auction manager, Russ Lamp of Steffes Group, 319.385.2000 or by cell 319.212.0774



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

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