

AUCTION

TIMED ONLINE



Home located at
108 Cutter Place

Burlington, Iowa

OPENS: Tues, Nov. 12 / CLOSSES: Tues, November 19, 2019 at 4PM

Open House on Tuesday, November 12th from 4-5pm

THREE BEDROOM HOME

This three bedroom split level home is ready for a home makeover. Located in a cul-de-sac the home offers 1,166 sq. ft. of living space and was built in 1962. The main level has a living room, dining area and kitchen with refrigerator, electric stove and dishwasher. The upstairs has three bedrooms all with hardwood floors and a full bath. The basement has a family room, 3/4 bath, laundry/furnace room with washer, electric dryer and a Lennox Pulse high efficient gas forced air furnace with central air. The home also has an attached two car garage and is on an irregular lot with 0.27 acres.

INCLUDED: Refrigerator, Stove, Dishwasher, Washer, Dryer, Stairway lift

TERMS: 10% down payment on November 19, 2019. Balance due at closing with a projected date of December 19, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 19, 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	\$2,278.22
DSC Credit	(\$500.00)
Net (Rounded)	\$1,778.00

Assessed Value: \$127,300

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.

Also Selling...

2012 Hyundai Veloster, 64,300 miles, hatchback, 4 cyl., 6 speed, EcoShift DCT, cloth, panorama roof, Navigation, backup camera, AM/FM CD, PW, PL, 215/40R18 tires, VIN KMHTC6AD3CU030689

Vehicle is located at Steffes Group, Inc.,
2245 East Bluegrass Road, Mt. Pleasant, IA



LARRY A. SORENSON

F&M Bank & Trust – Power of Attorney | John Wagner, Senior Trust Officer
Sara L. Haas – Attorney for Seller

For information contact Steffes Group, 319.385.2000;
Nate Larson 319.931.3944 or Kevin Dameron 319.850.2274



SteffesGroup.com

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

Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

