

AUCTION

TIMED ONLINE



Home located at
122 Cottonwood Court
Burlington, Iowa

Open House on Friday, December 27th from 4-5PM

OPENS: Wed., Jan. 1 / CLOSSES: Wed., January 8, 2020 at 5PM

THREE BEDROOM SPLIT FOYER HOME

This clean three bedroom split foyer home is ready for its new owner. Located in a cul-de-sac the home offers 936 sq. ft. of living space on the upper level with an additional 375 sq. ft. of living space in the downstairs family room. The upper level offers a living room, dining area and kitchen with a breakfast bar, refrigerator, electric stove & dishwasher. There are 3 bedrooms and a full bath also on the upper level. The basement has a large family room and oversized single car garage with washer, electric dryer, Carrier high efficient gas forced air furnace with central air, gas hot water heater and a 100 amp breaker box. The deck overlooks the backyard that includes a 10'x12' lawn shed. All situated on a 50'x116' lot.

Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, Lawn Shed

Not included: All personal property items.

TERMS: 10% down payment on January 8, 2020. Balance due at closing with a projected date of February 21, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of February 21, 2020.

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	\$1,603.96
Homestead Cr.	(\$196.08)
Net (Rounded)	\$1,408.00

Assessed Value: \$82,400

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.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

GARY W. LENNIE

F&M Bank & Trust – Power of Attorney

Kelli S. Johnson – Trust Officer

David D. Beckman – Attorney for Seller

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



SteffesGroup.com

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

