

Real Estate Auction

TIMED ONLINE



BURLINGTON, IA
2605 Vineyard Street

Open House on Wednesday, July 1st from 4-5PM

OPENS: Wed., July 8th / CLOSES: Wed., July 15, 2020 at 4PM

THREE BEDROOM HOME

This home would make a great investment for the first time home buyer or real estate investor! The three bedroom, 1 bath home offers 1,040 sq.ft. on the main level and was built in 1962.

MAIN LEVEL

- Living room with carpet (hardwood floors underneath)
- Eat-in kitchen with pantry closet, refrigerator, gas stove & dishwasher
- Three bedrooms with carpet (hardwood floors underneath)
- Full bathroom

BASEMENT

- Family room
- Bar area
- Workshop area
- Laundry/Utility room with washer, dryer, shower & sink

AMENITIES

- Carrier high efficient gas forced air furnace with central air
- Vinyl replacement windows
- One car attached garage
- Lawn shed
- Approx. 40' x 135' corner lot

INCLUDED: Refrigerator, Stove, Dishwasher, Washer, Dryer, Lawn shed.

NOT INCLUDED: Upright freezers, All personal property items.

TERMS: 10% down payment on July 15, 2020. Balance due at closing with a projected date of August 28, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of August 28, 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	\$1,679.89
Homestead Cr.	\$(196.09)
Net (Rounded)	\$1,484.00

Assessed Value: \$77,000.00

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 and signing of the contracts will take place through email and electronic document signatures.
- 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 Timed Online Auction of the Personal Property:
Closes: Wednesday, July 15, 2020 at 5PM
Loadout on Friday, July 17th from 1-4PM

CATHY MERRITT ESTATE

Farmers & Merchants Bank & Trust – Executor
Kelli S. Johnson – Trust Officer | Mitchell L. Taylor – Attorney for Estate

For information contact Steffes Group, 319.385.2000;
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.

