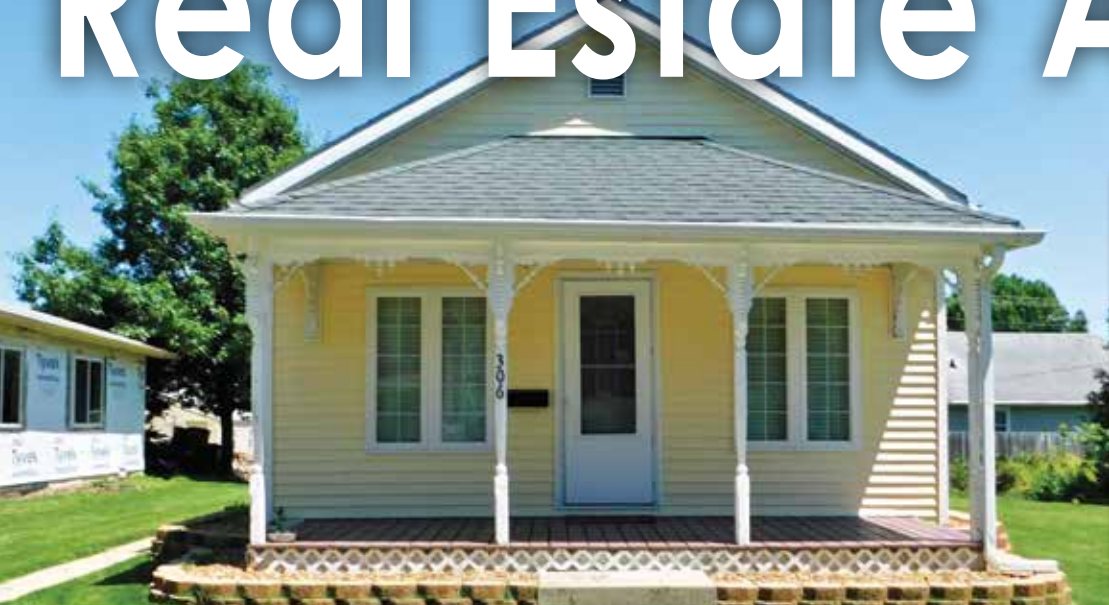


# Real Estate Auction

## TIMED ONLINE



Built on Trust.



306 SOUTH JACKSON STREET, MT. PLEASANT, IA

Open House on Thursday, July 16th from 4-5PM

OPENS: Thursday, July 23rd

CLOSES: Thursday, July 30, 2020 at 4PM

### TWO BEDROOM HOME

This home would make a great investment for the first time home buyer or real estate investor! The home has been remodeled with updated kitchen cabinets, updated bath, vinyl windows, vinyl siding and a 16'x20' detached garage with alley access.

#### MAIN LEVEL

- 760 sq.ft. of living space
- Living room
- Open kitchen & dining room with breakfast bar, refrigerator, electric stove & dishwasher
- Bedroom with adjoining full bath
- Second bedroom with stackable washer/dryer

#### AMENITIES

- 16'X20' detached garage
- 6'x18' front porch
- 10'x20' rear deck
- Partial basement
- Gas force air furnace with central air
- 100 amp breaker box
- 36'x150' lot

**INCLUDED:** Refrigerator, Stove, Dishwasher, Stackable washer/dryer.

**NOT INCLUDED:** Small chest freezer, All personal property.

**TERMS:** 10% down payment on July 30, 2020. Balance due at closing with a projected date of September 14, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**POSSESSION:** Projected date of September 14, 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	\$1,204.46
Homestead Cr./ Disabled Vets	\$(1,204.46)
Net (Rounded)	\$00.00

Please note there will not be a tax prorate at closing. The Disabled Vets credit will fall off the tax roll beginning January 1, 2021.

**Assessed Value:** \$62,480.00

#### 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.



ALL LINES AND BOUNDARIES ARE APPROXIMATE



Don't miss the Timed Online Auction of the Personal Property:

Closes: Thursday, July 30, 2020 at 5PM

Loadout on Monday, August 3 from 3-5PM



#### CAR & RIDING LAWMOWER

2017 Cadillac XTS, 34,998 miles, 4-door, V6, heated steering wheel, rear parking camera  
John Deere D110, riding lawn mower, 90 hrs., 19 hp., 42" deck, hydro foot controls

#### DIAMOND RING & FURNITURE

14KT yellow & white gold man's ring w/ (1) bead set cut diamond, .44ct. & (2) bead set diamonds, .16ct., total weight of ring is 6.70dwt (Insured appraisal of over \$4,000);

Dresser with mirror; Chest of drawers; End table; LG 55" TV; Visio 40" TV; TV stand; Kitchen table & (4) chairs; Small chest freezer; Glider rocker; Matching Couch & Recliner; Single bed; Antique oak plant stand



### BERNARD "JOHN" MARTIN ESTATE

Tricia Whisler – Executor | Jeffery D. Thomas – Attorney for Estate

For information contact Terry Hoenig at Steffes Group, 319.385.2000 or 319.470.7120

# 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.

