

# Real Estate Auction TIMED ONLINE

Opens: Mon., November 16th  
**Closes: Monday, November 23, 2020 at 4:00 PM**

*Open House on Monday, November 9th from 4-5pm*



# 1

## Tract #1 – 10 Val Aire Drive, Burlington, IA

This home would make a great investment for the first time home buyer or real estate investor! The two bedroom, 1 bath home has 1,035 sq. ft. of living space. The home offers a family room addition with skylight & French doors to the patio & landscaped backyard. The two bedroom home also has an updated kitchen with appliances, front living room and utility closet with washer & dryer. Other amenities of the home include a Heil high efficient gas forced air furnace, central air, detached single car garage and storage shed.

Located on a cul-de-sac street with a 50'x107' lot.

**Included:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Storage shed

**Not included:** All personal property.

**Assessed Value:** \$74,100

**Net Real Estate Taxes:** \$1,416



## Tract #2 – 205 S 7th Street, Burlington, IA

Looking for more space? This 4 bedroom, 1 ½ bath home offers 2,000 sq. ft. of total living space! The main level offers a kitchen with appliances, formal dining room with hardwood floors, living room with fireplace, ½ bath and an open stairway. The upstairs has four bedrooms (one with a fireplace) and a full bathroom. Other amenities of the home include a basement with washer & dryer, Amana high efficient gas forced air furnace, storage shed and a 53'x117' lot.

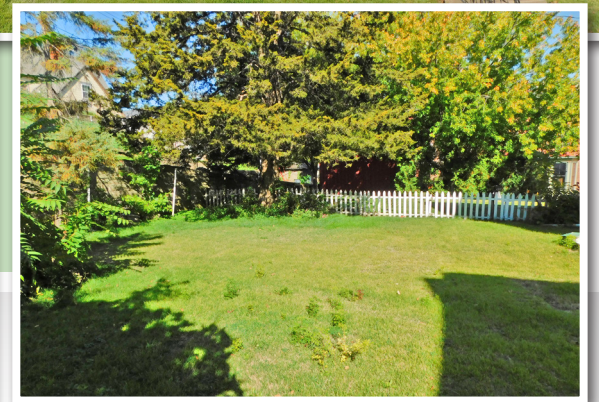
**Included:** Refrigerator, Stove, Dishwasher, Washer, Dryer, Storage shed.

**Not included:** All personal property items.

**Assessed Value:** \$74,800

**Net Real Estate Taxes:** \$1,432

# 2



### TERMS AND PROVISIONS ON BOTH PROPERTIES

**Terms:** 10% down payment on November 23, 2020. Balance due at closing with a projected date of January 7, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of January 7, 2021. **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.

#### 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.

- Tracts will be tied together with the bidding set to close simultaneously. Each Tract tied together will stay in extension until there are no more bids placed on any of the Tracts that are tied together.
- 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

Opens: Mon., November 16th / **Closes: Monday, November 23, 2020 at 5:00 PM**

Loadout: Wednesday, November 25th, 9-1pm. Some items are located offsite. Location will be emailed to the winning bidders.

Items to include: **2008 Honda Accord, 4-door; Modern & Antique Furniture and More!!**



**Constance M. Butler**

**Mediapolis Savings Bank – Power of Attorney | Julie Minster – Trust Officer**

William R. Jahn, Jr. – Attorney for Seller

For information contact Steffes Group, 319.385.2000, Nate Larson, 319.931.3944

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