



Built on Trust.

Real Estate Auction

TIMED ONLINE



2649 Hickory Trail, Iowa City, IA 52245

Open House on Monday, November 30th from 4-5PM

OPENS: Monday, December 7th

CLOSES: Monday, December 14th, 2020 at 4PM



FOUR BEDROOM HOME

Take a look at this home in a desirable neighborhood. This home was built in 1985 with 2,652 total sq.ft. of living space.

MAIN LEVEL

- Atrium entryway
- Living room with French doors to the 9'x16' sunroom
- Kitchen with refrigerator, stove & dishwasher
- Dining area adjacent to the kitchen
- Main bedroom with ensuite bathroom & jetted tub
- Two additional bedrooms
- Bathroom
- Laundry room with washer & dryer

WALK-OUT LOWER LEVEL

- Family room with sliding glass door
- Bedroom with sliding glass door
- Bathroom
- Large recreational room
- Large "hidden" storage room

AMENITIES

- 9'x16' deck off of main bedroom
- Beautiful backyard next to Ralston Creek
- Attached 2 car garage
- Ruud high efficient gas forced air furnace with central air
- 90'x235' lot

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

NOT INCLUDED: All personal property.

TERMS: 10% down payment on December 14, 2020. Balance due at closing with a projected date of January 28, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of January 28, 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.

Gross \$5,084.34 - Homestead Credit (\$186.95) = Net \$4,898.00

Assessed Value: \$242,860.00

SPECIAL PROVISIONS:

- Property did sustain wind damage to the siding. Seller has prepaid for this to be repaired by Dudley Brothers Company to be completed in the spring of 2021.
- This online auction will have a buyer's premium of \$1,000. This will be added to the total 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: MONDAY, DECEMBER 14, 2020 AT 5PM

Loadout on Thursday, December 17th from 1-4PM

Travel Trailer & Hummer are located in Nichols, IA. Please call Russ Lamp at 319.212.0774 to make a viewing appointment.

TRAVEL TRAILER (located in Nichols, IA)

2018 Cougar by Keystone, travel trailer, 26', bumper hitch, tandem axle, brakes, power front jack, dual 30 lb. LP tanks, rear rack, auto self-leveling jacks, polar pkg., auto fold out awning, outside kitchen w/refrigerator & grill, outside speakers & shower, dual right side entry doors, front bedroom, 12' super slide out w/leather dinette booth & leather sofa sleeper, Dometic refrigerator/freezer, Dometic 3-burner stove & oven, Hi Point microwave, double sink, 50" Summit flat screen TV w/DVD/CD entertainment system, Titan Flame fire place, bathroom w/standup shower, sink & toilet, Dometic ducted roof mount AC, forced air LP furnace, hard wood floors, ST225/75R15 tires on alum. rims w/ spare, VIN 4YDT26R25JV512868 (One owner, purchased new, never used!)

HUMMER (located in Nichols, IA)

2005 Hummer H2, truck, 96,375 miles, Vortec V8 gas engine, auto trans., 4X4, OnStar compatible, leather interior, tilt/cruise, AM/FM/CD radio w/ Bose speakers, power window/locks/mirror/seats, rear defrost, tilt forward hood, bed cover, Nerf step bars, top rack, rear receiver hitch, swing away spare tire rack, aux. lights, front wench, grill guard, front & rear clearance lights, LT315/70R17 tires on alum. rims, VIN 5GRGN22U25H100118

STATION WAGON (located at the home)

1988 Volvo 240DL, station wagon, 151,344 miles, 2.3L 4 cyl gas engine, automatic transmission, 4-door, power windows/mirrors/locks, leather interior, AM/FM/CD, top rack, 185/70R14 tires, VIN YV1AX8851K1815961 (West Coast car)

FURNITURE & HOUSEHOLD ITEMS



CHRIS MEACHAM AND CRAIG A. MEACHAM

Stanley, Lande & Hunter – Attorney for Sellers

For information contact Steffes Group at 319.385.2000;

Terry Hoenig, 319.470.7120 or Russ Lamp, 319.212.0774

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.

