

IOWA CITY, IOWA

Real Estate Auction

TIMED ONLINE

OPENS: Wednesday, January 20th

CLOSES: Wednesday, January 27, 2021 at 5PM



Home located at 300 Mclean Street, Iowa City, IA 52246

Open House on Wednesday, January 13th from 1-2PM

THREE BEDROOM HOME

Great home makeover candidate! Here is your opportunity to dive into this 1 ½ story home in an established neighborhood. The home offers 1,494 total sq.ft. of living space. The main level has two bedrooms, bathroom, living room with fireplace, dining room & kitchen. The upstairs has a bedroom with ½ bath and a large open rec room. Other amenities of the home include a basement for storage, detached garage and a 50'x80' lot.

Terms: 10% down payment on January 27, 2021. Balance due at closing with a projected date of March 12, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of March 12, 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.

Assessed Value: \$188,580.00 | **Real Estate Taxes:** Gross \$4,003.41 - Homestead Cr. (\$186.95) = Net \$3,816.00 (rounded)

Special Provisions:

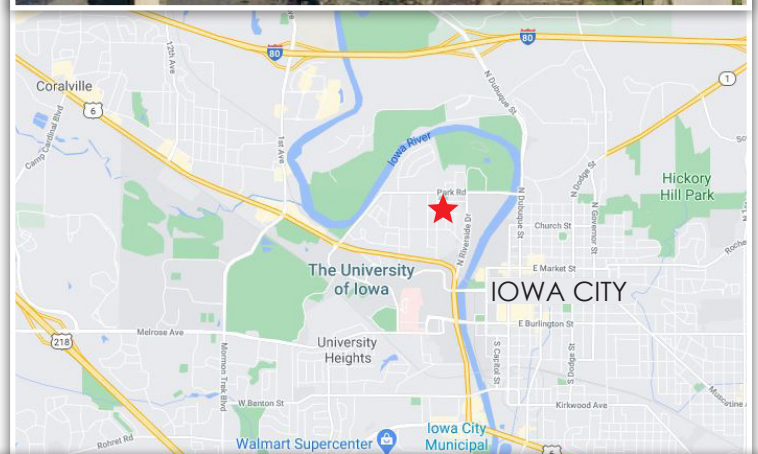
- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing 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



DOLORES M. WOODHOUSE ESTATE

Donald Woodhouse & Farmers & Merchants Bank & Trust – Co-Administrators

Kelli S. Johnson – Trust Officer

Sara L. Haas – Attorney for Estate

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

SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

