

BURLINGTON, IOWA

Real Estate Auction

TIMED ONLINE

OPENS: Wednesday, January 20th

CLOSES: Wednesday, January 27, 2021 at 1PM



16'x20' SHED on 70'x117' LOT



20'x40' UTILITY BUILDING ON 0.14 ACRE LOT

Home located at 1801 Racine Avenue, Burlington, IA 52601

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

TWO BEDROOM HOME & ADJACENT LOT

This home is ready for its home makeover! The 870 sq.ft. home was built in 1948 and offers two bedrooms, living room, kitchen, bathroom, utility room and a 14'x27' concrete patio. The home is situated on approx. 70'x117' lot with a 16'x20' shed with concrete floors. Bonus to this property is the adjacent 0.14 acre lot with a 20'x40' divided utility building with concrete floors.

Both properties sell together for one price!

Real Estate Taxes for Parcel 10-25-404-028:

Gross/Net: \$684.00

Assessed Value: \$31,500.00

Real Estate Taxes for Parcel 10-25-405-023:

Gross/Net: \$138.00

Assessed Value: \$6,400.00

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.

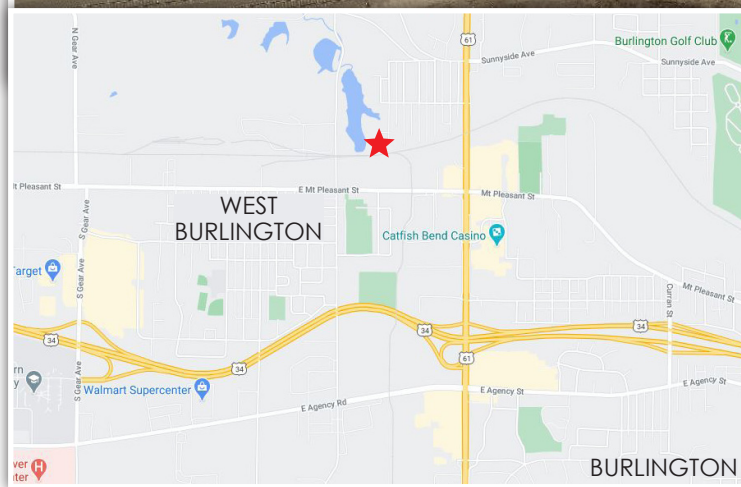
Real Estate Taxes: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

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



SONJA CAMBY ESTATE

Krisa M. Miller & Kala F. Young - Co-Administrators

T.J. Werner - Attorney for Estate

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

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