

FT. MADISON, IOWA

Real Estate Auction

TIMED ONLINE



1811 Avenue L, Ft. Madison, IA 52627

**Open House on Tuesday,
April 13th from 4-5PM**

OPENS: Tuesday, April 13th

CLOSES: Tuesday, April 20, 2021 at 4PM



THREE BEDROOM HOME

Looking for an investment property or a first home? This three bedroom home offers 747 sq.ft. of living space on the main level and was built in 1900. The main level offers a kitchen with gas stove, living room with window A/C unit, three bedrooms, and a full bath. The basement has ample room for storage along with a washer & dryer, Amana high efficient gas forced air furnace, gas water heater & fuse box. Situated on a 37'x83' lot with alley access.

Included: Gas stove, Window A/C unit, Washer, Dryer, Guttering, Any item present on the day of closing.

Terms: 10% down payment on April 20, 2021. Balance due at closing with a projected date of June 4, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of June 4, 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.

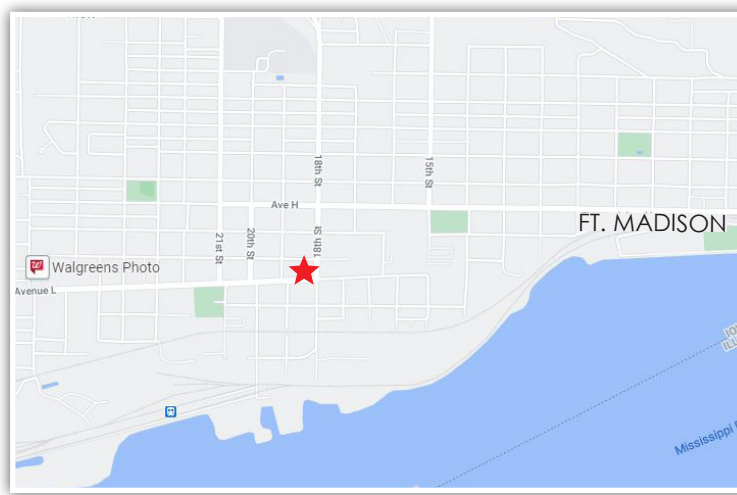
Real Estate Taxes: Gross/Net \$326.00

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 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

- 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.



CASEY R. CARTER

Gregory A. Johnson – Attorney for Seller

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

SteffesGroup.com

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