

# TIMED ONLINE Real Estate Auction

524 Summer Street,  
Burlington, Iowa

*Open House*

Wednesday, May 26th from 4-5PM

Opens: Wednesday, June 2nd

Closes: Wednesday, June 9, 2021 at 4PM

## *Two Bedroom Brick Home*

Home Makeover Opportunity! This 1 ½ story brick home is ready for you to make it into a modern home. The home was built in 1941 with 1,016 sq.ft. on the main level. Watch for updated pictures at SteffesGroup.com.

### Floor Plan:

- Large living/dining room w/ fireplace
- Kitchen w/ refrigerator & dishwasher
- Two bedrooms
- Full bathroom
- Rear enclosed porch
- Basement with washer, dryer, gas forced air furnace w/ central air, workshop area & storage room
- Walk up attic

### Other Amenities:

- 20'x20' detached brick garage w/ alley access
- Fenced backyard
- Approx. 40'x173' lot

**Included:** Refrigerator, Dishwasher, Washer, Dryer, Pile of shingles, Any item present on the day of closing.

**Terms:** 10% down payment on June 9, 2021. Balance due at closing with a projected date of July 23, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of July 23, 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 - Tax Parcel 02-26-280-006:** Net \$2,116.00  
Assessed Value: \$65,800

### 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.
- Selling subject to court approval.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.



## RANDALL R. GAUL CONSERVATORSHIP

Sonya Lacina – Conservator | Sara L. Haas – Attorney for Conservatorship

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

Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

