

TIMED ONLINE

Real Estate Auction



714 Lake Park Blvd., Muscatine, Iowa

Open House

Wednesday, June 2nd

from 4-5pm

Opens: Wednesday, June 9th

Closes: Wednesday, June 16, 2021 at 4PM



TWO BEDROOM HOME

Here is a home perfect for a first-time home buyer, real estate investor or someone looking to downsize. This two bedroom ranch style home offers 1,104 sq.ft. of living space and was built in 1960.

Floor Plan:

- Living room with hardwood floors underneath the carpet
- Eat in kitchen with refrigerator, built in stove top & oven, washer & dryer
- Two bedrooms with hardwood floors underneath the carpet
- Bathroom
- Bonus family room with sliding glass door to the covered patio
- Mud room w/ electric water heater

Other Amenities:

- Air handler system w/ central air
- Electric baseboard heat
- Crawl space
- Attached single car garage
- Fenced backyard with lawn shed
- 60'x149' lot

Included: Lawn shed, Refrigerator, Stove top/oven, Washer, Dryer.

Not Included: All personal property.

Terms: 10% down payment on June 16, 2021. Balance due at closing with a projected date of July 30, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

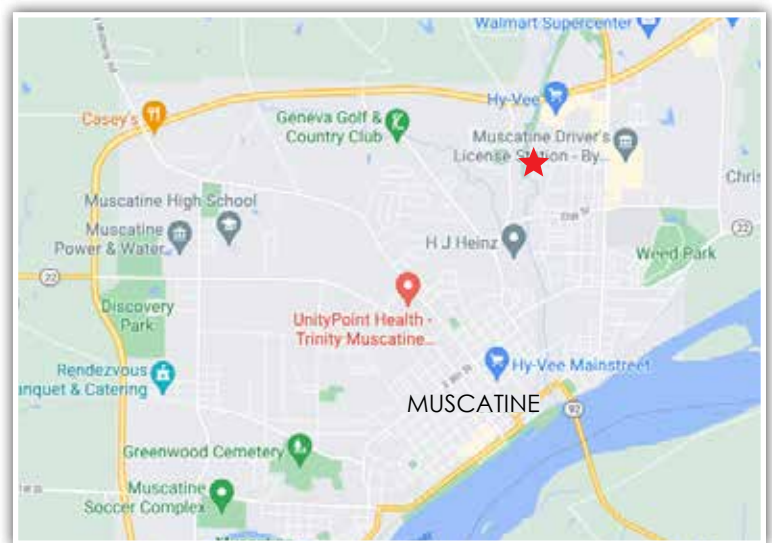
Possession: Projected date of July 30, 2021.

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 0825152003
 Net \$1,822.00
 Assessed Value: \$92,340

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.



DONALD CONNER ESTATE

David Krogman – Executor

Steven A. Sents – 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

