

# TIMED ONLINE Real Estate Auction



*1200 27th Street NE, Cedar Rapids, Iowa*

Opens: Wednesday, June 30th

**CLOSES: WEDNESDAY, JULY 7, 2021 AT 4PM**

*Open House*

**Wednesday,  
June 23rd from 4-5PM**



## TWO BEDROOM HOME

Take a look at this home in a great location, across from the Mt. Mercy College campus. This home would be perfect for a first-time home buyer, real estate investor or someone looking to downsize. This two bedroom ranch style home offers 1,164 sq.ft. of living space and was built in 1950.

### Main Level:

- Living room with fireplace
- Kitchen with breakfast nook, refrigerator & electric stove
- Formal dining room
- Two bedrooms
- Full bathroom

### Walk out basement:

- Recreational room with wet bar
- Laundry room with ½ bath, washer & dryer
- Storage room with Tempstar high efficient gas furnace & central air

### Other Amenities:

- Attached single car garage
- 75'x130' corner lot

**Included:** (2) Refrigerator, Stove, Washer, Dryer. **Not Included:** All personal property.

**Terms:** 10% down payment on July 7, 2021. Balance due at closing with a projected date of August 20, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of August 20, 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 14152-27016-00000**

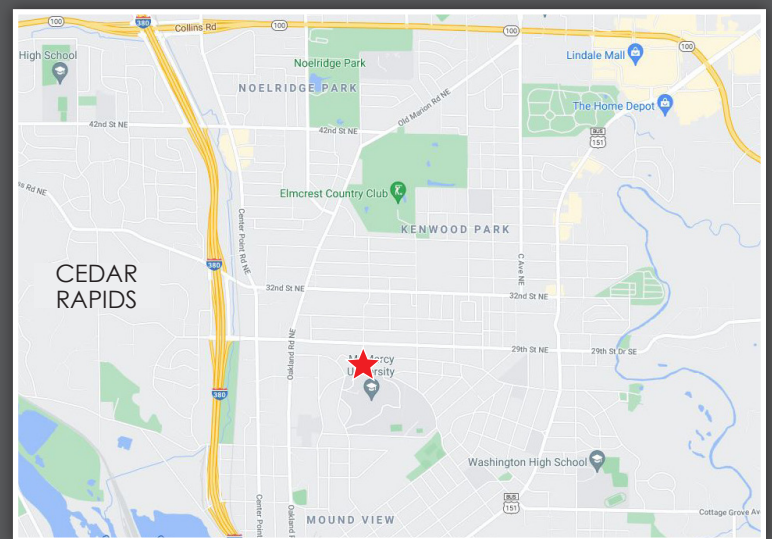
**Net:** \$2,268.00 | **Assessed Value (2021):** \$128,400

### Special Provisions:

- This online auction will have a buyer's premium of \$1,000. This will be 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



## DENNIS NEUWEG ESTATE

**Terry Gucciardo – Executor**

**William S. Hochstetler – Attorney for Estate**

For information contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Tim Meyer at 319.750.1233



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