

TIMED ONLINE

Real Estate Auction

Open House
TUESDAY, JUNE 29TH
FROM 3-4PM

1305 SUMMER STREET,
Burlington,
Iowa



Opens: Tuesday, July 6th

CLOSES: TUESDAY, JULY 13, 2021 AT 3PM



Three Bedroom Home

This 1 1/2 story home offers 1,458 total sq.ft. of living space with a detached garage.

Floor Plan:

- Living room with large walk in closet
- Kitchen with built in dining table, refrigerator & stove
- Formal dining room with built in corner cabinet
- Bedroom on main level with French glass doors
- Full bathroom
- Upstairs has 2 bedrooms & large landing area
- Enclosed front porch & side covered porch
- Basement with washer, dryer, Amana high efficient gas force air furnace & central air

Other Amenities:

- 20'x26' detached garage w/ alley access
- Lawn shed
- 40'x108' lot

Included: Refrigerator, Stove, Washer, Dryer, Lawn shed, Any item present on the day of closing. **Not included:** All personal property.



Terms: 10% down payment on July 13, 2021. Balance due at closing with a projected date of August 27, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of August 27, 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 16-08-134-018:** Net \$956.00

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.
- If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- 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.

FREDRICK W. RENTZSCH ESTATE

Farmers & Merchants Bank & Trust – Executor

Kelli S. Johnson – Trust Officer

Shane M. Wiley – Attorney for Estate

For information contact Steffes Group at 319.385.2000;

Mason Holvoet at 319.470.7372 or Nate Larson at 319.931.3944



SteffesGroup.com

Steffes Group, Inc., 2245 East Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000