

TIMED ONLINE

Real Estate Auction

Located at 418 Neva Place Drive,
West Burlington, Iowa

Open House
Wednesday, August 4th
from 1-2PM



Opens: Wednesday, August 11th

**CLOSES: WEDNESDAY,
AUGUST 18, 2021 AT 1PM**

Three Bedroom Home

This is not your typical split foyer home, this home offers a very unique floor plan with 1,318 sq.ft. of total living space, along with a 798 sq.ft. 3 season porch.

Upper Level:

- Double door entryway
- Living room
- Three bedrooms
- Full bathroom

Lower Level:

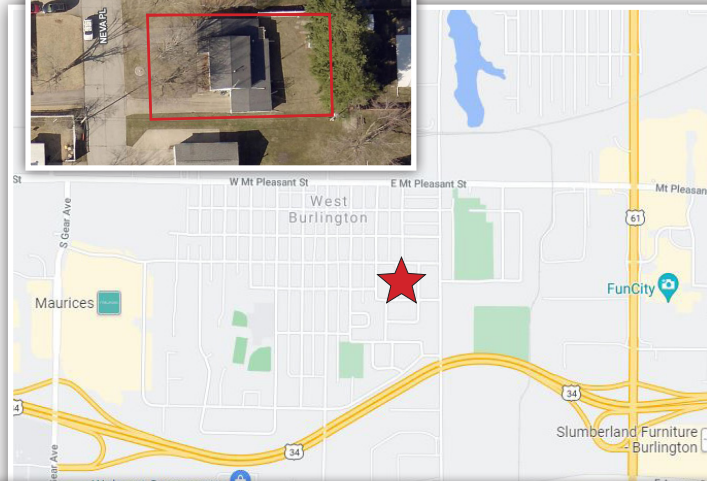
- Eat in kitchen with breakfast bar
- Living room with laminate flooring
- Office
- 1/2 bath
- Laundry/utility room
- Walk up basement to the L shaped 3 season porch with gas fireplace, window AC & single car garage

Other Amenities:

- Newer Amana gas forced air furnace & central air
- Newer shingles
- Replacement windows (one original)
- 13'x37' attached garage with storage room, attic storage, baseboard heat, New entry door, New garage door & opener
- Home built in 1962
- Portable lawn shed
- 66'x120' lot

Included: Refrigerator, Stove, Microwave, Dishwasher, Washer, Dryer, Gas fireplace, Window AC unit, Portable lawn shed, Any item present on the day of closing.

Not included: All personal property.



Terms: 10% down payment on August 18, 2021. Balance due at closing with a projected date of October 1, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of October 1, 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 10-36-137-005: Net \$2,368.00

Special Provisions:

- This online real estate 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 real estate 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

TIMED ONLINE

Personal Property Auction

418 Neva Place Drive, West Burlington, IA
Loadout: Friday, August 20 from 10AM-3PM

CLOSES: Wednesday, August 18, 2021 at 5PM

ANTIQUA RADIO COLLECTION

Over 32 Radios & Speakers to include: Zenith, Tuska Radio Receiver Type 225; Crebe; Globe DuoDyne; Tangle; RCA Radiola 20; RCA Radiola 18; Crosley Super 6; WS Darleye Co; Philco; Atwater Kent; Meteor; Emerson; A-C Dayton XL25; ParMak Model 1929; Crosley 52; Rola speaker, Boxes of tubes; Silvertone Recording Wire

FURNITURE & HOUSEHOLD ITEMS

Sleep Number queen sized bed (remote needs work); Victorian couch; End tables; Wurlitzer Funmaker Custom organ; Kitchen table w/ 4 chairs, leaf; Occasional chair; Swivel rocker; Day bed; Queen bed; Dresser w/ mirror; Chest of drawers; Large church pew; Desk; Entertainment center; Matching rocking chairs; Lazy Boy recliner; Insulators; Keurig coffee maker; Dishes; Plates; Kitchen & household items; Elk mount; Deer mounts; Jim Beam 249 train set, 6 cars & tracks; Ariens 21" push mower; Floor jack; Space heaters; SS hooks; (5) Hornets nests; Dog kennel & cover



DONNA L. MILLER

William J. Cahill – Attorney for Seller

For information contact Steffes Group at 319.385.2000;

Mason Holvoet, 319.470.7372 or Nate Larson, 319.931.3944



SteffesGroup.com

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