

TIMED ONLINE

Real Estate Auction

221 3rd Street
Columbus
Junction, Iowa

Open House:
Tuesday, July 20 from 4-5PM



Opens: Tuesday, July 27

CLOSES: TUESDAY, AUGUST 3, 2021 AT 4PM



THREE BEDROOM HOME

Looking for a first time home or a potential rental property?

Take a look at this three bedroom 1 1/2 story home with 1,080 sq. ft. on the main level.

- Living room with hardwood floors
- Dining room with hardwood floors
- Eat-in kitchen
- Main level laundry room
- Main level bedroom with bay window
- Full bathroom
- Front enclosed porch
- Two bedrooms upstairs
- Walkout basement with bedroom, 3/4 bath & storage room
- Lennox Pulse high efficient gas forced air furnace & central air
- 60'x120' lot with alley access



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Included: Lawn shed, Any item present on the day of closing. Not Included: All appliances, All personal property.

Terms: 10% down payment on August 3, 2021. Balance due at closing with a projected date of September 17, 2021, upon delivery of merchantable abstract and deed and all objections have been met. Possession: Projected date of September 17, 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 0319332006 - Net: \$688.00 | Assessed Value: \$39,270

TIMED ONLINE
PERSONAL PROPERTY
AUCTION

Over
100
Lots!

CLOSES: TUESDAY, AUGUST 3 AT 5PM

LOCATION: 221 3rd Street, Columbus Junction, IA

LOADOUT: Thursday, August 5th from 10AM-3PM

FURNITURE
APPLIANCES, AND
HOUSEHOLD ITEMS



Watch for the full listing online at SteffesGroup.com

WILMA JOAN MUMEY

Peggy Ann Griffin - Power of Attorney | Jay T. Schweitzer - Attorney for Seller

Special Provisions:

- This online auction of the real estate 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 real estate contract 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 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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.

PEGGY ANN GRIFFIN

Jay T. Schweitzer - Attorney for Seller

For information contact Russ Lamp at Steffes Group, 319.385.2000 or 319.212.0774



SteffesGroup.com

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