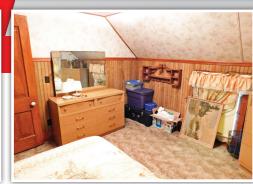


Opens: Tuesday, July 27 CLOSES: TUESDAY, AUGUST 3, 2021 AT 4PM











TIMED ONLINE PERSONAL PROPERTY **AUCTION**

THREE BEDROOM HOME

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

Take a look at this three bedroom $1 \frac{1}{2}$ 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

taxes payable in prior years. Real Estate Taxes: Tax Parcel 0319332006 - Net: \$688.00 | Assessed Value: \$39,270 **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

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

- 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
- 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
- If a bid is placed with less than 4 minutes left on the auction, the time on the placed within the last 4 minutes.
- This auction sale is not contingent upon Buyer's financing or any other Buyer
- 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

teffesGroup



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