

TIMED ONLINE

Real Estate Auction

Mississippi River Views!

Open Houses
Monday, August 16
from 4-5PM

Opens: Monday, August 23rd
CLOSES: MONDAY, AUGUST 30, 2021 AT 4PM

821 Grand Avenue,
Keokuk Iowa



Four Bedroom Stone Home

Looking for a home with spectacular Mississippi river views? Take a look at this home offering over 3,700 sq.ft. of living space, built in 1953 with 1.78 acres overlooking the Mississippi river and Lock & Dam 19. This home is a rare find, one of a kind property, located in the Park Place Grand Ave. Residential Historic District!

Floor Plan:

- Spacious sunken living room with fireplace & abundance of windows for unobstructed views of the river below
- Formal dining room overlooking the sunken living room
- Kitchen with side-by-side refrigerator, stove top oven, built in oven, dishwasher w/ butcher block top and dining area
- Master bedroom with hardwood floors and adjoining full bathroom and dressing room with ½ bath
- The "River Room" & "Dam Room" are separate bedrooms with river & dam views
- The "Grand Room" is a bedroom with adjoining bathroom with 2 vanities & 2 toilets and a shared bathtub
- Office/den with outside entrance with covered patio & river views
- Laundry/mud room with washer, dryer, ¾ bath & outside entrance

Other Amenities:

- 8'x68' concrete patio area with outdoor retractable awning
- 23'x24' concrete patio with gazebo, swing set & picnic table
- Beautiful landscaping
- Attached 21'x22' heated two car garage
- Newer roof
- Newer retaining wall
- Partial basement with storage space, crawl space & outside entrance
- Three high efficient gas forced air furnaces w/ central air
- 1.78 acre lot

Included: Refrigerator, Stove top, Built in Oven, Microwave, Dishwasher, Washer, Dryer, Gazebo, Swing sets, Picnic table, Any item present on the day of closing. **Not included:** Geodes, All personal property.



ALL LINES AND BOUNDARIES ARE APPROXIMATE



Terms: 10% down payment on August 30, 2021. Balance due at closing with a projected date of October 14, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of October 14, 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 044522301520010: Net \$7,764.00 | Assessed Value: \$316,970

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

BIDDING CLOSSES: AUGUST 30 AT 5PM

Loadout: Wednesday, September 1st from 9AM-3PM

FURNITURE, ANTIQUES AND HOUSEHOLD ITEMS



Watch for the online catalog at SteffesGroup.com

**KATHLEEN K. RUDDICK
REVOCABLE LIVING TRUST**

Gary Martin – Trustee | Steven J. Swan – Attorney for Seller

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

