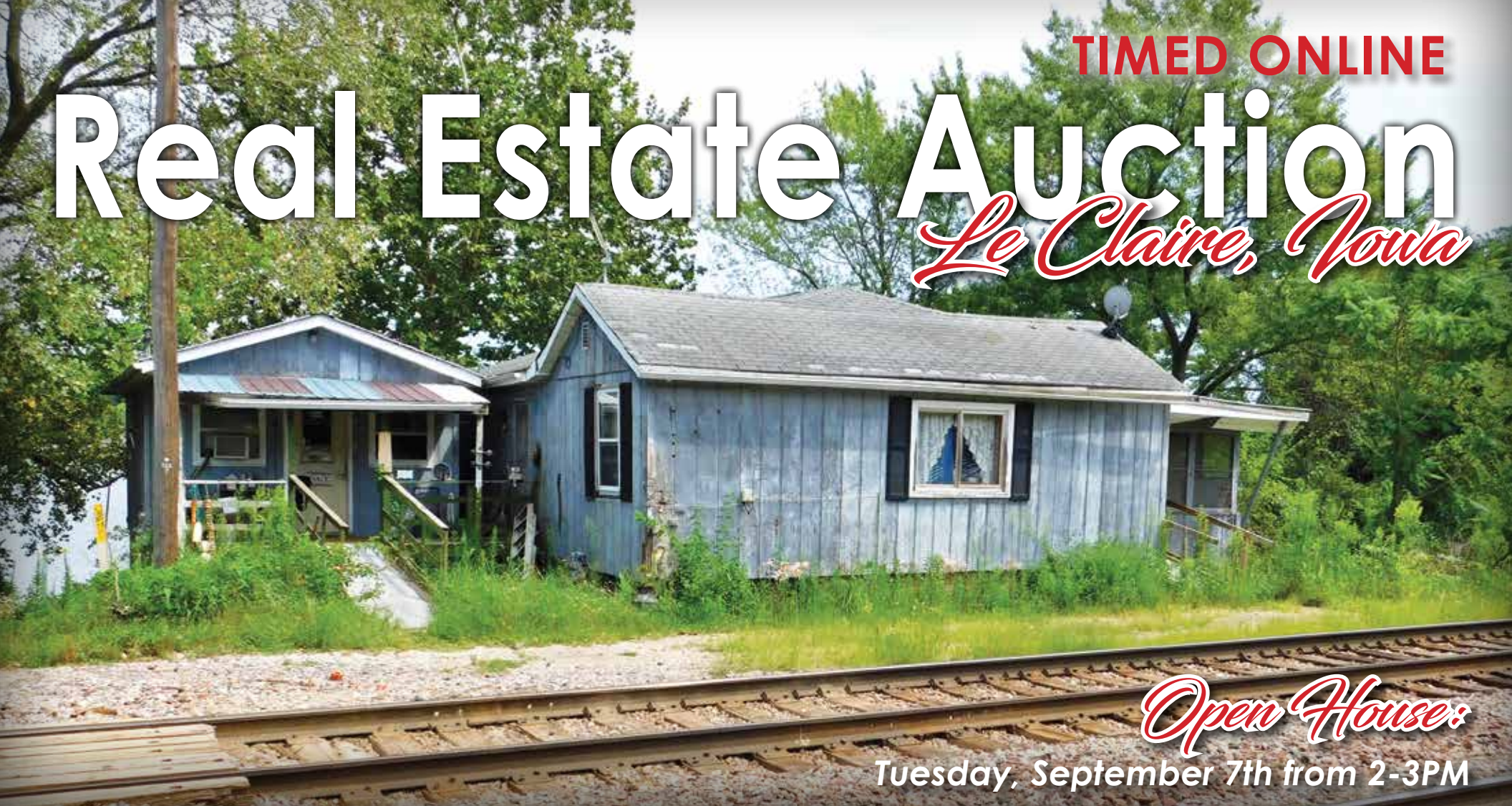


TIMED ONLINE

Real Estate Auction

Le Claire, Iowa



Open House:

Tuesday, September 7th from 2-3PM

Located 1 block north of Historic downtown Le Claire, Iowa at 112 Ferry Street



Mississippi River Front Property

This property is ready for a river cabin makeover and offers an excellent location for your Mississippi river retreat! Situated along the banks of the Mississippi river, you will be able to enjoy all the river has to offer.

The main cabin offers 2 bedrooms, 1 bath with 1,073 sq. ft. on the main level. The floor plan includes a living room, dining area, kitchen, bathroom, laundry room & screened in porch. Amenities include a basement, gas forced air furnace, gas water heater, Iowa American water, MidAmerican gas & electric.

The second building offers 392 sq. ft. and is divided into two rooms with a front counter and office. This building is on a poured foundation with a full basement for storage.

All situated on a 0.22 acres lot and is zoned C-2. The property is selling in "as is" condition, including all contents of property.

Included: Appliances & Any item present on the day of closing.

Opens: Wednesday, September 15th
CLOSES: WEDNESDAY, SEPTEMBER 22, 2021 AT 2PM



ALL LINES AND BOUNDARIES ARE APPROXIMATE

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.
- Due to this being an estate, the Seller will be exempt from Time of Transfer Inspection of the septic system, according to Iowa Code 455B.172(11). Any future inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the Buyer's expense in accordance with Scott County & Iowa Laws & regulations.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.

Terms: 10% down payment on September 22, 2021. Balance due at closing with a projected date of October 22, 2021, upon delivery of merchantable abstract and deed and all objections have been met. **Possession:** Projected date of October 22, 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 9535371–ML3** Net: \$1,892.00 | Assessed Value: \$112,650

- 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.
- Selling subject to final Court Approval.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

BARBARA ANN FULLMER ESTATE

Sonya Lacina of Heartland Fiduciary Services – Administrator

Timothy B. Gulbranson – 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

