

TIMED ONLINE

Real Estate Auction

Washington, Iowa



1303 East Washington Street, Washington, Iowa

Opens: Tuesday, September 21st

CLOSES: TUESDAY, SEPTEMBER 28, 2021 AT 1PM



Open House on Tuesday, September 14th from 1-2pm

Four Bedroom Home

If you are looking for a home with character, take a look at this home with several handcrafted oak built-ins & flooring. Come preview the home, then bid your price!

Main Level:

- Living room with built in colonnades, bookcase, hardwood floors & French doors
- Formal dining room with built in buffet, exposed beams & hardwood floors
- Updated kitchen with breakfast island, refrigerator, stove, dishwasher (does not work)
- Laundry room with ¾ bath, washer, dryer & built in ironing board
- Front entry way with oak stairway

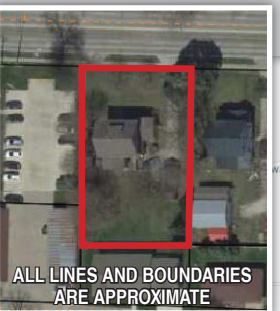
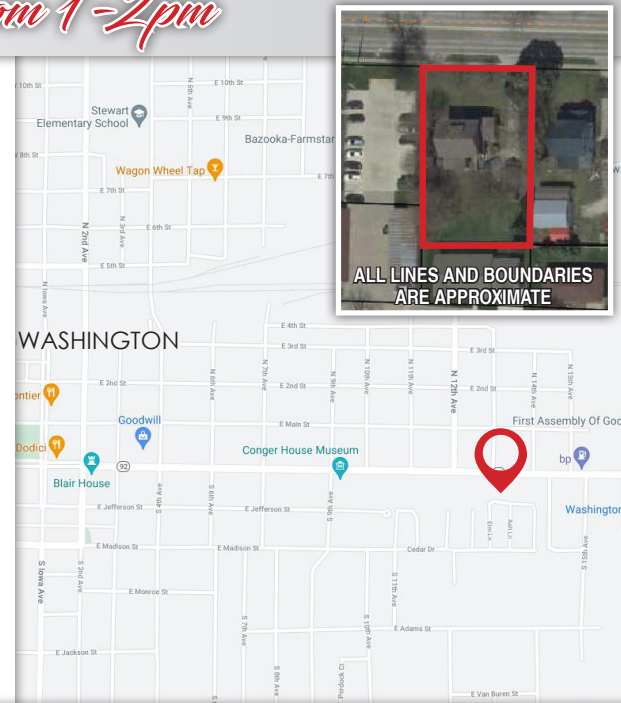
Upstairs:

- Four bedrooms, all with hardwood floors
- Full bathroom

Other Amenities:

- Basement with Heil high efficient gas forced air furnace with central air, Culligan water softener, stool, sink & upright freezer
- Handicap ramp
- Screened in porch
- Detached single car garage
- Portable shed
- 98'x160' lot

Included: Refrigerator, Stove, Dishwasher (does not work), Washer, Dryer, Culligan water softener, Upright freezer, Portable shed, Any item present on the day of closing. **Not included:** All personal property.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Terms: 10% down payment on September 28, 2021. Balance due at closing with a projected date of November 12, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of November 12, 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 11-16-351-026: Net \$3,526.00**

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.

RANDALL J. KILBOURN

James E. Lloyd – 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;



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