

# 5 TRACTS LARGE REAL ESTATE AUCTION

## Burlington, Iowa

TIMED ONLINE

Opens: Wednesday, October 6 / Closes: Wednesday, October 13, 2021 at 1PM

**Auctioneer's Note:** Attention landlords and DIY'ers!! Here is your chance to bid your price on these homes! Don't miss your opportunity to build equity into these homes as all homes are selling in their "as is" condition, with contents included!

**Open House: Wednesday, September 29**

Viewing times as follows:

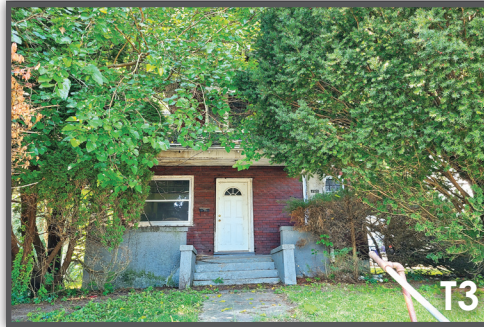
**Tracts 1-3** from 1 - 2PM | **Tracts 4 & 5** from 2:30 - 3:30PM



T1



T2



T3



T3

### Tract 1

1509 South 8th Street, Burlington, IA

Assessor indicates the home was built in 1940 with 2 bedrooms, 1 bath with 780 sq.ft. of living space, 12'x10' attached breezeway with a 22'x24' attached garage with alley access. Situated on a 44'x122' lot.

Parcel 16-08-276-009

Assessed Value: \$42,700

Real Estate Taxes: \$674.00 - Net

Not included: Vehicle

### Tract 2

11655 Highway 99, Burlington, IA

Assessor indicates the home was built in 1967 with 2 bedrooms, 1 bath with 1,144 sq.ft. of living space, walkup basement and a 24'x24' attached garage. Situated on a 0.71 acre lot. Property has a well.

Parcel 11-20-251-011

Assessed Value: \$71,300

Real Estate Taxes: \$1,108.00 - Net

### Tract 3 - Two Homes, One Price!

1213 South 4th Street, Burlington, IA

Assessor indicates the home was built in 1918 with 3 bedrooms, 1 bath with 1,262 sq.ft. of total living space. Situated on a 50'x111' lot.

Parcel 16-04-359-007

Assessed Value: \$27,100

Real Estate Taxes: \$592.00 - Net

1201 South 4th Street, Burlington, IA

Assessor indicates the home was built in 1918 with 3 bedrooms, 1 bath with 1,366 sq.ft. of total living space. Situated on a 50'x111' lot.

Parcel 16-04-359-004

Assessed Value: \$62,200

Real Estate Taxes: \$1,360.00 - Net



T4



T5



T5

### Tract 4

1116 South 7th Street, Burlington, IA

Assessor indicates the home was built in 1868 with 3 bedrooms, 1 bath with 1,608 sq.ft. of total living space. Situated on a 55'x117' lot with alley access.

Parcel 16-05-489-004

Assessed Value: \$20,500

Real Estate Taxes: \$448.00 - Net

### Tract 5 - Two Homes, One Price!

415 Barrett Street, Burlington, IA

Assessor indicates the home was built in 1918 with 3 bedrooms, 1 bath with 1,398 sq.ft. of total living space and a 24'x24' detached garage with alley access. Situated on a 40'x125' lot.

Parcel 16-09-153-005

Assessed Value: \$62,200

Real Estate Taxes: \$1,360.00 - Net

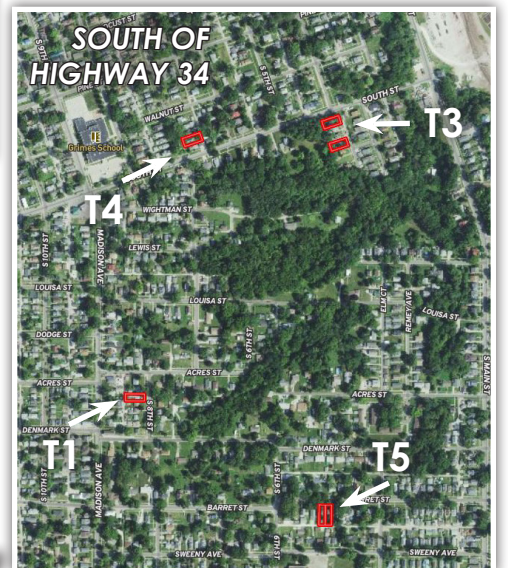
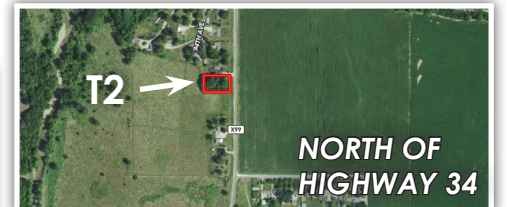
413 Barrett Street, Burlington, IA

Assessor indicates the home was built in 1918 with 3 bedrooms, 1 bath with 1,398 sq.ft. of total living space. Situated on a 40'x125' lot with alley access.

Parcel 16-09-153-006

Assessed Value: \$53,600

Real Estate Taxes: \$1,172.00 - Net



**Included on All Properties:**

Any item present on the day of final settlement.

*More Photos Online at [SteffesGroup.com](http://SteffesGroup.com)!*

**Terms:** 10% down payment on October 13, 2021. Balance due at closing with a projected date of November 24, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of November 24, 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.

#### 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.
- All Tracts will be tied together with the bidding set to close simultaneously. If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes. Each Tract will stay in bidding extension until there are no more bids placed on any of the Tracts that are tied together.

- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one buyer).
- Tract 2 - Due to this being a transfer by a fiduciary in the course of the administration of a conservatorship, the Seller will be exempt from Time of Transfer Inspection of the septic, 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 Des Moines 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.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer 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.

## MARY A. LINCOLN CONSERVATORSHIP

Sonya Lacina - Conservator | Sara L. Haas - Attorney for Conservatorship

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

