

Real Estate Auction

TIMED ONLINE

Fort Madison, Iowa



3031 Westwood Drive, Ft. Madison, Iowa



Opens: Wed., November 10 / CLOSING: WEDNESDAY, NOVEMBER 17, 2021 AT 4PM

Brick Ranch Three Bedroom Home

Here is a well cared for brick ranch style home on a corner lot. This ranch style home offers 1,440 sq. ft. of living space on the main level and was built in 1963.

FLOOR PLAN:

- Oak kitchen with breakfast bar, Whirlpool appliances including refrigerator, built in oven, counter top stove, microwave & dishwasher
- Living room with fireplace
- Dining room
- Master bedroom with 3/4 bath
- Two additional bedrooms, one with stackable washer & dryer
- Bathroom with walk in jetted tub/shower
- Basement with family room with fireplace, laundry area w/ washer, dryer & 3/4 bath and a workshop area with several built in storage cabinets

OTHER AMENITIES:

- Attached 24'x24' two car garage
- 10'x27' 3 season sunporch
- Lawn shed with concrete floor
- Carrier WeatherMaker 9200 high efficient gas furnace & central air
- City water & natural gas
- Situated on a 0.33 acre corner lot

Included: Refrigerator, Oven, Counter top stove, Microwave, Dishwasher, Stackable washer & dryer; Washer & Dryer (basement), Water softener, Weather station, Lawn shed.

Not included: All personal property.

Terms: 10% down payment on November 17, 2021. Balance due at closing with a projected date of December 31, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 31, 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 022909332780050:** Net: \$2,118.00 | Assessed Value: \$174,260

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.
- 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.
- The Buyer shall bear the responsibility and expense to have the septic system pumped (if required) & inspected, prior to closing, as required by the Iowa DNR. It shall also be the Buyer's responsibility and expense, if needed, to upgrade, repair, or any other matters to the septic system in accordance with Lee County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the Lee County Sanitarian for the septic system.

- Seller shall not be obligated to furnish a survey.
- 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 real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

Open House: November 3rd, from 4-5pm



ALL LINES & BOUNDARIES ARE APPROXIMATE



TIMED ONLINE PERSONAL PROPERTY AUCTION

LOCATION: 3031 Westwood Drive, Ft. Madison, Iowa

CLOSING: WEDNESDAY, NOVEMBER 17, 2021 AT 5PM

LOADOUT: Friday, November 19th from 9AM-1PM

SNOWBLOWER & TOOLS

Ariens PathPro snowblower, 21" 136cc; Benchtop drill press; Pipe wrenches; Small Craftsman toolbox; Wood clamps; Sanders; Drills; Jigsaw; Tools; Wrenches; Wood planer; Shopvac; 10" compound miter saw; Air pig; Alum. ext. ladder; Broadcast spreader; Live traps

GUNS

Pickup of guns will be at Guns LTD., 217 West Washington Street, #101, Mt. Pleasant, IA, 319.385.4080. Please call to schedule after payment. All State & Federal gun laws will be strictly enforced. A local FFL (Guns LTD. John Klopfenstein) will handle all paperwork, with a \$25 transfer fee per gun. Purchase of a hand gun requires a permit. Out of state buyers, please note all guns and firearms must be transferred to an authorized Federal Firearms Licensed gun dealer in your area, all handling, packaging & shipping fees are the buyer's responsibility. Out of state buyers will need to supply FFL information for transfer.

Marlin .22LR bolt action rifle
Gamo air pellet gun with Bushnell scope

FURNITURE

Samsung 52" TV; Matching couch, love seat & chair; (2) LazyBoy recliners; China hutch; Solid Cherry corner cabinet; Couch; Hideabed; Library table; Bookcases; End tables; King size bed; Triple dresser w/ mirror; Chest of drawers; Night stand; Birch chest of drawers; Porcelain top kitchen table; Desk; Singer sewing machine; Folding table & chairs; Storage cabinets; Keurig Rivo brewing system/Esspresso machine; Keurig K cup coffee maker; Gevalia coffee maker; Household/Kitchen items; Outdoor furniture; Glassware

Complete list online!



CONRAD R. GILLETT

Gregory A. Johnson – Attorney for Seller

For information contact Terry Hoening of Steffes Group, 319.385.2000 or 319.470.7120

SteffesGroup.com

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

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