

Washington County, Iowa Real Estate Auction

TIMED ONLINE



Washington, Iowa



Opens: Tuesday, November 16 | CLOSES: TUESDAY, NOVEMBER 23, 2021 AT 1PM

2794 Havre Lane, Washington, IA

Two Bedroom Home on 0.93± Acres

Check out this home that is ready for your finishing touches! This two bedroom, ranch style home offers 1,584 sq.ft. of living space on the main level and was built in 1992. The open concept floor plan offers an oak kitchen with appliances, dining area and large living room. Also on the main level is a huge bedroom with walk in closet, updated bathroom with double vanity & jetted tub, second bedroom & office/game room.

The basement is ready to be finished with laundry hookups, Goodman high efficient gas forced air furnace, central air, 200 amp breaker box and a well. Other amenities include a steel roof, oversized attached 2 car garage with basement stairway, large L shaped deck and a 14'x16' shed.

Included: Refrigerator, Stove, Microwave, Any item present on the day of closing.

Not included: 500 gal. LP tank



Open House:

Tuesday, November 9 from 1-2PM

Terms: 10% down payment on November 23, 2021. Balance due at final settlement with a projected date of January 7, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of January 7, 2022. **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 1136453008, 1136453006: \$2,618.00 Net | Assessed Value: \$162,300

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.
- Seller shall not be obligated to furnish a survey.
- 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 County & Iowa Laws & regulations. Prior to closing, the Buyer shall acquire the proper paperwork required by the County Sanitarian for the septic system.
- 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 shall be responsible for any fencing in accordance with Iowa state law.
- If in the future a site clean-up is required, it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

JEANNE & DANIELLE DROLLINGER

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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