

Timed Online

Real Estate Auction



Opens: Tuesday, November 30th
CLOSES: TUESDAY, DECEMBER 7, 2021 AT 3PM

707 Valley Street,
Mediapolis, Iowa



Open House: Tuesday, November 23, from 3-4PM

Brick Ranch Home on Corner Lot

You will fall in love with this home offering an open floor plan and in a great location across from Cartwright Park. This well cared for ranch style home offers 1,512 sq. ft. of living space on the main level and was built in 1985.

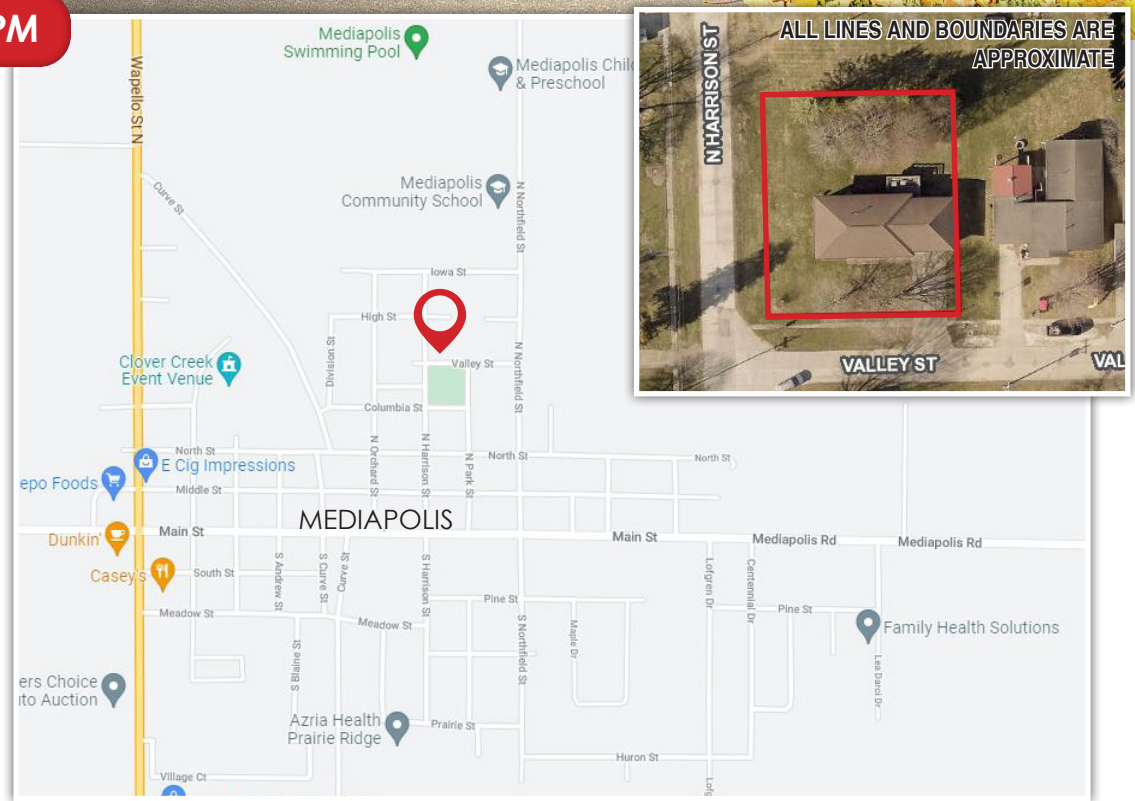
Main Level:

- Spacious kitchen with SS Whirlpool refrigerator, stove, dishwasher & updated quartz counter top & breakfast bar
- Living room
- Dining room
- Main bedroom with adjoining full bathroom
- Bedroom
- Full bathroom
- Laundry room with Whirlpool washer, dryer & upper cabinets

Other Amenities:

- Full basement with non-conforming bedroom, 3/4 bathroom, recreational room, furnace room with Amana high efficient gas forced air furnace & central air
- Attached two car garage
- 13'x18' deck
- 112'x128' corner lot

Included: Refrigerator, Stove, Dishwasher, Washer, Dryer, Filtex vacuum system, Any item present on the day of closing. **Not included:** Microwave, All personal property.



ALL LINES AND BOUNDARIES ARE APPROXIMATE

Terms: 10% down payment on December 7, 2021. Balance due at closing with a projected date of January 21, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of January 21, 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 02-26-234-002: Net \$2,710 | Assessed Value: \$168,1000

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 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.
- 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.

LUCILLE JEAN SIMMONS

William R. Jahn Jr. – 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

319.385.2000 | SteffesGroup.com

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



Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.