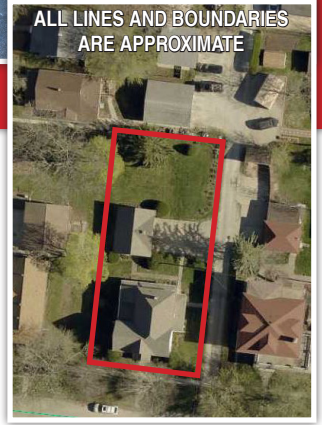


Real Estate Auction

TIMED ONLINE



Scan Me



405 West Monroe, Mt. Pleasant, Iowa

Opens: Wednesday, March 16th
CLOSES: WEDNESDAY, MARCH 23, 2022 AT 4PM

Open House on Wednesday, March 9th from 4-5PM

Four Bedroom Home - Here is a rare opportunity to purchase a large home with the potential of being an income producing duplex. The electric and gas are metered separately, and the property is zoned R-2.

Main Level:

- Home was built in 1920 with 2,880 sq. ft. of total living space
- Eat in kitchen with refrigerator & stove
- Large living room
- Large formal dining room with hardwood floors
- Two bedrooms with hardwood floors
- Bathroom and a ¼ bathroom off of kitchen with stackable washer/dryer
- Open banister stairway

Upstairs:

- Two bedrooms with hardwood floors
- Living room with hardwood floors
- Dining room with hardwood floors
- Kitchen with electric stove
- Bathroom
- Rear stairway

Other Amenities:

- Basement with (2) Weil McLain gas heat pumps, separated electric breaker boxes, gas water heater & water softener.
- 24'x28' detached 2 car garage with walk-up attic
- Situated on 75'x160' lot

Included: Refrigerator, (2) Stoves, Stackable Washer/Dryer, (2) Window air units, water softener, Any item present on the day of closing.

Not included: All personal property.

REAL ESTATE TERMS & CONDITIONS

Terms: 10% down payment on March 23, 2022. Balance due at closing with a projected date of May 6, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of May 6, 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 420080918200900: Gross \$2,241.32 - Homestead Credit (\$186.35) = Net \$2,054.00

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. In the event the auction bidding closes after 3:00PM, the earnest money will be due the following business day.
- 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 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.
- 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.

TIMED ONLINE Personal Property Auction

Closes: Wednesday, March 23 at 5PM

Location: 405 W Monroe, Mt. Pleasant, IA

Loadout: Friday, March 25 from 10AM-3PM

Large glass front cabinet; Oak hall tree w/bench & umbrella stand; Marble top round table; 1842 Walnut glass front secretary bookcase; Glass front kitchen cupboard; Chiffonier cherry wood 5-drawer dresser w/mirror; 4-drawer dresser w/mirror & handkerchief boxes; 3-drawer dresser; Small 3-drawer dresser; Antique bed; Jenny Lind single bed; Washstand w/ marble top; Library table; Bookcase; (2) Cedar chests; Tea cart; Cane bottom chairs; Drop leaf kitchen table; Glassware & Kitchen ware items; Trunks; Antique pictures; Garden tools; Porcelain top table; Western 5 gal. crock; 45-record set to include: Nut Cracker Suite, South Pacific, The New Moon



Items can be previewed at the Open House.

Watch for the full bidding catalog at SteffesGroup.com for the complete list

Waunita Wick Hobbie Estate

Lynn Ellsworth – Executor | Seleta A. Bainter – Attorney for Seller

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

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.

