

Timed Online Real Estate Auction

Mount Pleasant, Iowa
1104 North Perry

Open House:
May 4th from 4-5PM

Opens: Wednesday, May 11th
CLOSES: WEDNESDAY, MAY 18, 2022 AT 4PM



Three Bedroom Ranch Home with Two Garages

Auctioneer's Note: Here is a home perfect for the first time home buyer or someone wanting to downsize to a home with plenty of space. This home has what everyone is looking for, with an attached 2 car garage, a detached 16'x24' garage and a large 135'x122' corner lot. Don't miss your opportunity to name your price on this home!

Main Level:

- Open floor plan offering 1,136 sq. ft. of living space on the main level
- Spacious kitchen with refrigerator, stove & chest freezer
- Living room with bay window & laminate flooring
- Three bedrooms
- Bathroom with a walk-in shower

Basement:

- Full basement ready to be finished with washer & dryer (both 1 year old) & chest freezer
- High efficient gas forced air furnace & central air, new water heater

Other Amenities:

- 22'x22' attached garage with handicap ramp
- 16'x24' detached garage
- New concrete driveway this year
- 16'x20' composite deck with vinyl railing built in the last 2 years
- Vinyl replacement windows in home & garage in the last 2 years
- Home built in 1978
- Fenced yard
- Lawn shed
- All situated on a 135'x122' corner lot



Terms: 10% down payment on May 18, 2022. Balance due at final settlement with a projected date of July 1, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of July 1, 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.

Parcels 083661200, 083661100 – Net: \$2,694.00

Special Provisions:

- The online buyer's premium of \$1,000 will be 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 they have carefully and thoroughly inspected the real estate and are 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.
- All lines, drawings and boundaries are approximate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

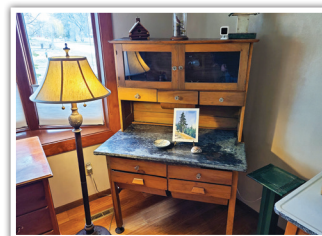
Included: Refrigerator, Stove, Washer, Dryer, (2) Chest freezers, Refrigerator in garage, Lawn shed, Any item present on the day of closing.
Not included: All personal property.

TIMED ONLINE Personal Property Auction

BIDDING CLOSES: WEDNESDAY, MAY 18TH AT 5PM

Location: 1104 N Perry, Mt. Pleasant, IA / Loadout: Friday, May 20th from 9AM-3PM

Beautiful Antique Furniture & John Deere Lawn Mowers
Watch for the full bidding catalog at SteffesGroup.com



Watch for the James & Mary Jane Kauffman collection of Turquoise jewelry, Silver & Carnival glass to be featured on the Rich Penn Auctions, May 13-15, 2022, Waterloo, Iowa.
More info at RichPennAuctions.com

MARY JANE KAUFFMAN ESTATE

Alyssa R. Stewart – Attorney for Seller | Susan Morales & LuAnne Gruenke – Co-Executors

For information contact Lynn Richard of Steffes Group at 319.385.2000 or 319.931.9090

319.385.2000 | SteffesGroup.com

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

