

TIMED ONLINE

Real Estate Auction

Burlington, Iowa



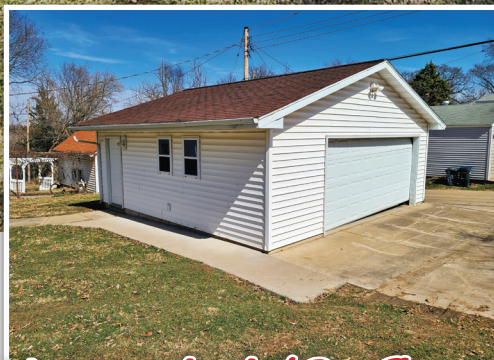
Join Us

Tuesday, July 12 from 4-5PM

for an Open House!

Opens: Tuesday, July 12th

CLOSES: TUESDAY, JULY 19, 2022 AT 4PM



Three Bedroom Home 1-1/2 Story Home with Two Detached Garages

Auctioneer's Note: Calling first time home buyers or real estate investors! This home is situated on a one of a kind large lot with a park like setting and two garages.

Main Level:

- 1,555 sq.ft. of total living space, built in 1870
- Kitchen with refrigerator, stove, microwave & dishwasher
- Living room with hardwood floors
- Dining room with hardwood floors
- Bedroom with hardwood floors
- Bathroom with jetted tub & hardwood floors
- Large laundry room/mud room

Upper Level:

- Two bedrooms

Terms: 10% down payment on July 19, 2022. Balance due at final settlement with a projected date of September 2, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of September 2, 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. Parcel 16-06-280-016: Net = \$1,424.00

Special Provisions:

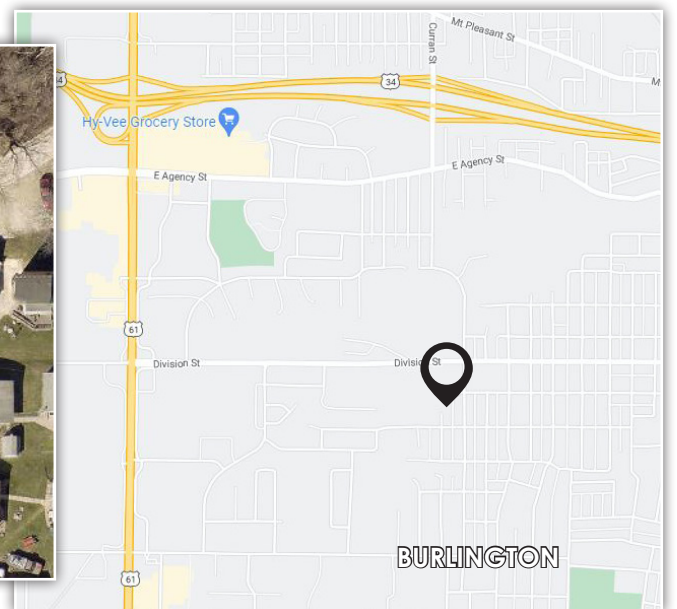
- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing 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 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.

410 Hagemann Avenue, Burlington, Iowa

Other Amenities:

- Basement with Tempstar high efficient gas forced air furnace & central air
- Detached 24'x24' garage with concrete driveway & alley
- Detached 20'x14' garage with attic storage
- 0.48 acre lot with (3) pear trees & other mature trees

Included: Refrigerator, Stove, Dishwasher, Microwave, Any item present on the day of closing.
Not included: All personal property.



TIMED ONLINE

Personal Property Auction

CLOSES: TUESDAY, JULY 19, 2022 AT 5PM

410 Hagemann Avenue Loadout: Thursday, July 21, 9AM-4PM

FURNITURE AND HOUSEHOLD ITEMS

Full online catalog at SteffesGroup.com

GAIL KERNS ESTATE

Laura Hopkins – Executor / Brian J. Helling – Attorney for Seller

For information contact Mason Holvoet of Steffes Group at 319.385.2000 or 319.470.7372

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.

