

Real Estate Auction

BURLINGTON, IOWA

TIMED ONLINE



Opens: Tuesday, May 24th

CLOSES: TUESDAY, MAY 31, 2022 AT 4PM

ATTENTION LANDLORDS AND DIY'ERS

Here is your opportunity to build equity as this home is selling in "as is" condition, with contents included!
Don't miss your chance to bid your price!

1116 SOUTH 7TH STREET, BURLINGTON, IOWA

Assessor information:

- Home was built in 1868 with 1,608 sq. ft. of total living space
- 3 bedrooms
- 1 bath
- Situated on a 55'x117' lot

Parcel 16-05-489-004:

Assessed Value: \$20,500.00
Real Estate Taxes: \$448.00 Net

Included: Any item present on the day of final settlement.

Terms: 10% down payment on May 31, 2022. Balance due at closing with a projected date of July 15, 2022, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of July 15, 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.

Special Provisions:

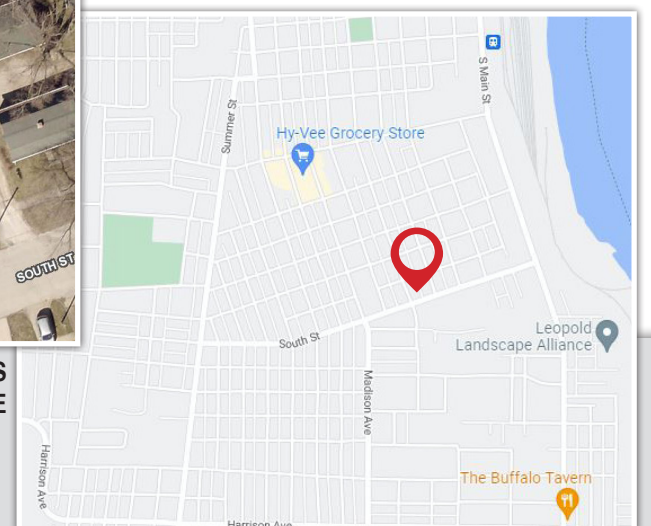
- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- If a bid is placed with less than 4 minutes left, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.



ALL LINES AND BOUNDARIES
ARE APPROXIMATE

OPEN HOUSE

Tuesday, May 17 from 4-5PM



- 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 condition of the real estate.
- Selling subject to court approval.
- 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.

MARY A. LINCOLN CONSERVATORSHIP

Sonya Lacina – Conservator | Sara L. Haas – Attorney for Conservatorship

For information contact Nate Larson of Steffes Group at 319.385.2000 or 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.

