

TIMED ONLINE

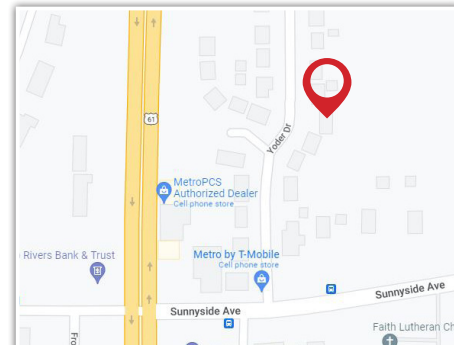
Real Estate Auction

Burlington, Iowa

2604 Yoder Drive,
BURLINGTON, IOWA

Opens: Thursday, May 12
CLOSES: THURSDAY, MAY 19, 2022 AT 4PM

OPEN HOUSE:
May 12 from 4-5PM



Auctioneer's Note: Here is a first time home or investment property in a great neighborhood! Get your bid in on this three bedroom home!

Floor Plan:

- Home built in 1955 with 1,104 sq. ft. on the main level
- Living room with hardwood floors
- Kitchen with refrigerator & gas stove
- Dining room with laminate flooring
- Three bedrooms, all with hardwood floors
- Full bathroom
- Full basement with family room, storage room with washer & dryer, non conforming bedroom, stool & shower

Other Amenities:

- Attached single car garage
- Replacement vinyl windows
- Carrier high efficient gas furnace & central air
- Front deck with aluminum handicap ramp
- 2 lawn sheds

Included: Refrigerator, Stove, Washer, Dryer, Refrigerator in garage, Alum. Handicap ramp, (2) Lawn sheds, Any item present on the day of closing. **Not included:** All personal property.

2604 Yoder Drive, Burlington, Iowa

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Personal Property Auction

BIDDING CLOSES: THURSDAY, MAY 19 AT 5PM

Loadout: Friday, May 20 from 9AM-3PM



**SNOW BLOWER,
FURNITURE &
HOUSEHOLD ITEMS**
Watch for the full
bidding catalog at
SteffesGroup.com

Terms: 10% down payment on May 19, 2022. Balance due at closing 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.

Parcel 11-30-153-016 = \$1,852.00 Net

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.
- 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.
- 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.

RONALD HOYT REVOCABLE TRUST

Farmers & Merchants Bank and Trust, Trustee | Kelli S. Johnson – Trust Officer

Mitchell L. Taylor – Closing Attorney for Trust

For information contact Mason Holvoet of Steffes Group, 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.