

Washington County Real Estate AUCTION

MONDAY, SEPTEMBER 28, 2015 | 4:00 P.M.

Open House on Monday, September 14th from 4-5 P.M.

WASHINGTON, IA

Auction held onsite at 3080 Highway 1, Washington, Iowa
 Located 8 miles south of Washington on Highway 1 or 3 miles north of Brighton on Highway 1.

LARGE RANCH STYLE HOME ON 1 ACRE M/L

This brick front, ranch style home has 1,928 sq.ft. of living space on the main level and was built in 1981. The main level features a large living room with fireplace, master bedroom with large walk in closet & master bath. Two additional bedrooms and a full bath are also located on the main level.

The U shaped kitchen allows plenty of cabinet space with a breakfast bar & pantry closet. The kitchen also includes a Magic Chef refrigerator, Amana elec. stove, Amana microwave, GE dishwasher & Kitchen Aid trash compactor. The dining area has built in glass front upper cabinets and lower cabinets with ample cabinet & counter space. French doors from the dining area lead to the 12'x20' deck. The main level also offers a main level laundry room with GE washer & Maytag elec. dryer and a separate full bathroom.

The full basement has a "man cave" room with bar & refrigerator, large unfinished family/game room, (2) non conforming bedrooms, 1/2 bath & storage room. Home has a drilled well. Home has a Lennox electric heat pump furnace with central air, electric water heater & 225 amp breaker box.

The home has an attached 26'x28' two car garage and is situated on 1 acre M/L on a hard surface road. This property has mature trees and beautiful views of the Washington county countryside.

Included: Refrigerator, Stove, Microwave, Dishwasher, Trash compactor, Washer, & Dryer

Not included: All personal property. Neff landscaping rock



TERMS & CONDITIONS

TERMS: 10% down payment on September 28, 2015. Balance due at closing with a projected date of November 12, 2015, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 12, 2015.

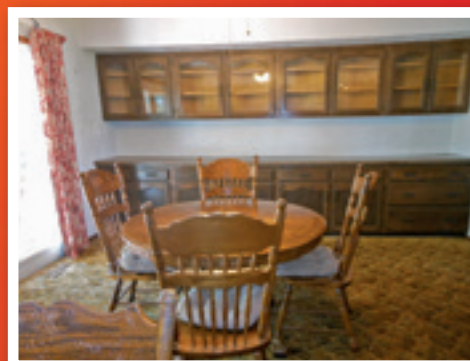
REAL ESTATE TAXES: To be prorated to date of possession on the basis of the last available tax statement. Seller shall pay any unpaid real estate taxes payable in prior years.

The following taxes are approximate and will be used to prorate at closing.

Gross:	\$2,624.60
Homestead Cr:	(\$138.00)
Net Taxes:	\$2,486.00 (rounded)
Assessed Value:	\$163,800

Special Provisions:

- Seller shall not be obligated to furnish a survey.
- Due to this being an estate, the seller will be exempt from Time of Transfer Inspection of the septic, according to Iowa Code 455B.172(11). Any inspections, upgrades, repairs, maintenance or other matters to the septic system will be at the buyer's expense in accordance with Washington County & Iowa Laws & regulations.
- The buyer(s) shall be responsible for any fencing in accordance with Iowa state law.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she 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 same.
- Any announcements made the day of sale take precedence over advertising. precedence over advertising.



HELEN M. NEFF ESTATE
Barbara A. Humston & Larry Neff - Co-Executors of Estate
Craig A. Davis - Attorney for Estate



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1 ACRE M/L



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