

Des Moines County Real Estate AUCTION

THURSDAY, JANUARY 28, 2016 | 4:00 P.M.

Open House on Thursday, January 14th from 4-5 pm or by Appointment

BURLINGTON, IA
Auction held onsite at 716 Hagemann Avenue, Burlington, Iowa

Details at SteffesGroup.com

Excellent First Home or Rental Property!

Don't miss your opportunity to buy this home built in 1953 with 916 sq.ft. of living space on the main level. The main level features a walk in entry with coat closet, living room with carpet, master bedroom with double closets, built in dresser & hardwood floors along with a second bedroom with a single closet & built in dresser. Also on the main level is the eat in kitchen with pantry, Frigidaire refrigerator, Magic Chef gas stove & vinyl flooring. Full bathroom with large linen closet.

The full basement has a family room with piano, laundry area with washer, electric dryer and upright freezer. Also in the basement is a storage area with gas forced air furnace with central air, gas hot water heater, 100 amp breaker box and sump pump.

The home has a single car attached garage with opener. Situated on a 60'x143' lot.

Included: Frigidaire refrigerator, Magic Chef gas stove, Washer, Dryer, Upright freezer, Piano, Culligan water softner.

Not included: All personal property.

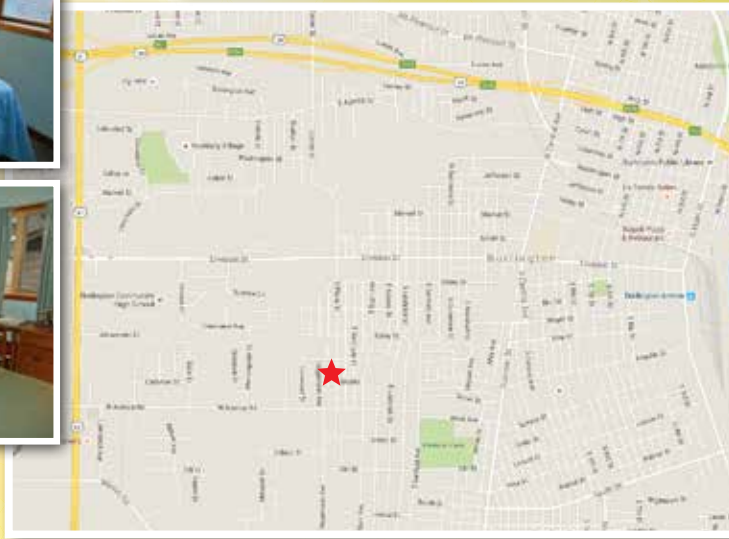
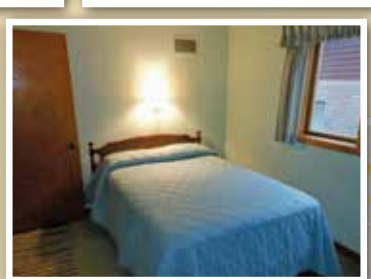
TERMS: 10% down payment on January 28, 2016. Balance due at closing with a projected date of March 11, 2016, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of March 11, 2016.

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.

Assessed Value: \$70,600
The following taxes are approximate and will be used to prorate at closing.
Gross Taxes: \$1,628.23
Homestead Cr: (\$200.69)
Net Taxes: \$1,428.00

- SPECIAL PROVISIONS:**
- 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.

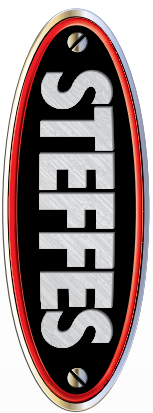


ROSA LEE SOULE ESTATE
Farmers & Merchants Bank & Trust - Executor
Kelli S. Johnson - Trust Officer
Gary L. Putnam - Attorney



Steffes Group, Inc.
605 East Winfield Avenue, Mt. Pleasant, IA 52641
319.385.2000 | SteffesGroup.com
Licensed to sell in IA, MN, ND, SD, MO, & IL
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Mt. Pleasant, IA 52641



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Des-Moines County-Real Estate AUGUSTION

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TWO BEDROOM RANCH STYLE HOME
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