

7 Real Estate Auctions

Thursday, September 23, 10:00 AM

Sale Site: Ramada Inn - 5 Sullivan Center
West 4th & Commercial St. Waterloo, Iowa

Selling for Dunaky & Klatt Law Offices and also
DBS&H Law offices. To settle estates.
Call for Terms & Conditions on all properties.
**YOU MUST BE PRE APPROVED BEFORE YOU
BID. 10% buyers fee applied to each property sold.**



PARCEL 1

**111 Reed Street
Waterloo, Iowa
Assessed: \$58,010
675 s/f home**



PARCEL 2

**146 Dawson Street
Waterloo, Iowa
Assessed: \$36,860
931 s/f home**



PARCEL 3

**331 Webster Street
Waterloo, Iowa
Assessed: \$50,470
624 s/f home**



PARCEL 4

~~**218 Sausbury Street
Waterloo, Iowa
Assessed: \$24,440
528 s/f home**~~



PARCEL 5

**1122 Lincoln Street
Waterloo, Iowa
Assessed: \$52,010
760 s/f home**



PARCEL 6

**1526 East 4th Street
Waterloo, Iowa
Assessed: \$35,320
728 s/f home**



PARCEL 7

**1208 Washington Street
Waterloo, Iowa
Assessed: \$48,000
572 s/f home**

1. Selling by legal description.
2. 10% of selling price required day of sale as earnest money and to be deposited into Backes Realty LLC trust account.
3. A 10% buyers' premium will be added to the final selling price for a gross total and paid by the Buyer at closing.
4. Balance of the selling price due in full in 30 days or a date acceptable to both parties involved.
5. Buyer and Seller are each required too sign a uniform Offer and Acceptance provided by Sellers.
6. A Merchantable Abstract of Title and a warranty deed provided by the Seller at the closing.
7. Real estate taxes will be paid by the Seller prorated to date of possession.
8. Possession of the real estate will be given at the closing.
9. Final bid requires Sellers approval.
10. Buyer acknowledges the He or She has inspected the premises and are bidding on the real estate in an "as is" condition with all faults.
11. Surveying of the property lines will be the responsibility of the Buyer.
12. Announcements made day of sale takes precedence over previous advertisements.

 **BACKES**
AUCTIONEERS & REALTY

800-876-8070

WWW.BACKES-AUCTION.COM

Contact:
Doug Beier
563-920-1194
Broker - or
Rod Backes
319-269-7110
Auctioneer/agent