

Cascade, Iowa

ONLINE ONLY AUCTION

OPEN HOUSES

Tuesday, July 5th
5:00 pm – 6:30 pm

Sunday, July 17th
11:00 am – 12:30 pm

About The Property

Peoples Company is proud to offer this great Ranch style home and Shop through an **ONLINE ONLY** auction where all bidding must be done online or through Peoples Company's bidding app. Bidding will be LIVE until Wednesday, July 27th, 2022 at 3:00 PM Central Time Zone (CDT). Closing to take place on or before Friday, August 26th, 2022. This home features a total of 2,359 finished sqft, with 1,542 sqft on the main consisting of an

updated kitchen, large living room, 3 large bedrooms, 2 full bathrooms, & lots of storage closets. The lower level consists of 817 additional finished sqft with a large open family room, laundry/utility room, and 2 large storage areas. Newer mechanicals throughout. Step outside and you will find a large level lot, as well as a 44x60 heated metal shop where the possibilities are endless. A portion of this property is located in the flood plain.



44 x 60 Heated Shop

School District
Western Dubuque

Net Taxes
\$2,368.00

Gross Taxes
\$2,500.41

Lot Dimensions: 186x120

Water: Public

Sewer: Public

Zoning: Residential

Bedrooms: 3

Full Bathrooms: 2

Half Bathrooms: 1

Garages: 2 + Sho

Year Built: 1971

Heating: Gas forced air

Roof: Asphalt Shingle

Exterior: Brick

Foundation: Poured concrete

Driveway: Poured concrete

Directions

Go north of Cascade's stoplight on Johnson Street (a/k/a Hwy 136), turn east, and go one block, property is located on the North side of the street.



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Features

Front porch, clothes line, heated shop.

School District

Western Dubuque

Appliances

Refrigerator, Dishwasher, Range/Oven, Microwave.

Auction Details

Bidding ends on Wednesday, July 27th, 2022 at 3:00 PM Central Time Zone (CDT).

Online Bidding: A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Co-Broker: Co-Broker must register the client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Purchase Agreement and Earnest Money: The Winning Bidder will be sent or be presented in person with a real estate purchase contract directly after the conclusion of the auction. A 10% earnest money payment is required upon conclusion of the auction and must be received by Peoples Company within two (2) business days from the day of the auction. The balance of the purchase price will be due on or before the closing date of Friday, August 26th, 2022.

Closing and Possession: Closing and possession to be on or before August 26th, 2022.

Contract & Title: Immediately upon conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Attorney George

Davis the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Access to the Property: Open houses are scheduled for Tuesday July 5th from 5:00-6:30pm and Sunday July 17th from 11:00-12:30, or by appointment.

Other Auction Terms:

This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller.

A portion of this property is in the flood plain.

Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

We obtained the marketing information from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

