

STORM LAKE, IOWA TWO-FAMILY DUPLEX ONLINE-ONLY AUCTION



Location: 401 E 3rd, Storm Lake, Iowa 50588. Signs Posted
Open House Dates/Inspections: Friday, May 28 from 4:00-6:00 p.m.
and Saturday, June 5 from 10:00 a.m.- Noon

If one of these times is not convenient to view the property, contact Kevin Cone at 712-299-4258

Bidding Closes: Monday, June 7, 2021, starting at 6:00 p.m.

Go to www.iowauctiongroup.com for Terms, Register to Bid, Photos & Additional Information.

Auctioneers' Note: As Doris Kozisek and children have decided to sell their two-family duplex, they have asked us to market this property at an online-only auction, closing Monday, June 7, at 6:00 p.m. **Approximately 175 lots of personal items, including car and pickup, that will start closing at 6:15 p.m., at 2 lots/minute.**

General Information: This well-constructed, two-family duplex in Storm Lake, Iowa is in a great location, and offers two (2) housing units. **401 E 3rd St.** has approx. 1,387 sq. ft. on the main floor, consisting of a beautiful kitchen with custom oak cabinets, a dining area, living area, 1 ¾ baths and (2) bedrooms. Laundry is located on the main floor in a hallway closet. There is a full partially-finished basement incl. half-bath w/stand-alone shower. Utilities incl. a forced-air, gas furnace, and central air. Exterior of the home is vinyl siding/brick and newer shingles. There is a two-car, attached garage with a nice south-front concrete driveway.

403 Seneca is the second unit of this two-family duplex, and offers approx. 1,048 sq. ft. on the main floor, (2) bedrooms, full bath, and a single-car attached garage. **More information regarding room measurements and disclosures will be posted on the website under "Auction Details," or will be available at the time of viewing the property.**

Abbrev. Legal Description: Auditor's Outlot Two (2) in the city of Storm Lake, Iowa, plus a small partial of adjoining real estate.

Method of Sale: This duplex will be sold by "Online-Only Auction", closing at 6:00 PM Monday, June 7, 2021. Approx. 175 lots of personal items will start closing at 6:15 p.m. at 2 lots/minute. If any questions arise regarding the bidding process, please feel free to contact Kevin Cone at 712-299-4258.

Real Estate Taxes: Taxes will be prorated to the date of closing. Current net real estate taxes are \$4,040/year.

Closing & Possession: On or before July 7, 2021.

Real Estate Terms: Cash or letter of financial pre-qualification required. There will be NO Buyer Premium charged on real estate.

10% non-refundable down-payment due day of the auction. The balance will be due on or before July 7, 2021, at which time possession will be granted. The abstract will be continued to date, with a clear and marketable title furnished to the Buyer(s). Buyer(s) will be asked to enter into a written agreement specifying these terms day of the auction. This property is being offered as a cash transaction, and **NOT** subject to any financing contingencies. Sale subject to Owners' confirmation, and Buyer(s) will be notified at the conclusion of the auction regarding Sellers' decision. Sellers' reserve the right to reject, accept, or negotiate the final bid. This transaction will become binding only upon written execution of the contract between Buyer & Seller. Del Beyer, Beyer Auction & Realty of Sioux Center will be the closing agent representing the Seller in this transaction. Dave Jennett of Storm Lake, Iowa is Attorney representing the Sellers.



Doris Joann Kozisek Revocable Trust
And Thomas Kozisek, Strings D. Kozisek, and Karla Scholl
as Successor Co-Trustees of the William Kozisek Revocable Trust, Owners

Auction Coordinator: Kevin Cone – 712-299-4258
www.iowauctiongroup.com



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