

TIMED ONLINE



Adjoining Properties in Ft. Madison, IA!

Real Estate Auction

CLOSES: WEDNESDAY, JULY 14, 2021 AT 1PM

OPEN HOUSE: June 30th, 1-2PM



TRACT 1: INCOME-PRODUCING DUPLEX

Located at 1813 Avenue L & 1813 1/2 Avenue L.

This single story home has been converted into a duplex apartment. The main level apartment offers 2 bedrooms, 1 bath, living/dining room, kitchen, laundry room & front enclosed porch. This unit currently rents for \$375/month. The lower level apartment offers 2 bedrooms, 3/4 bath, living room & dining room, kitchen and a laundry/storage room. This unit currently rents for \$325/month.

TRACT 2: THREE BEDROOM APARTMENT & SHOP *Located at 1821 Avenue L.*

This 3,770 sq.ft. building offers a 3 bedroom apartment with 1,740 sq.ft. of living space with the balance of the building being garage & storage space. The 3 bedroom, 1 1/2 bath apartment was remodeled in 2009 offering an open floor plan with kitchen, dining area, living room, 3 bedrooms, rec room, bathroom, laundry room & 1/2 bath. This unit currently rents for \$675/month. The garage shop space has a 16'x8' garage door, hanging gas heater(not used) and is divided into 3 rooms.

TRACT 3: 50'x88' VACANT LOT *This lot is situated between 1813 & 1821 Avenue L.*

The lot offers a blacktop parking lot with an entrance off of Avenue L and alley access.

TRACT 4: THREE BEDROOM HOME *Located at 1811 Avenue L.*

Looking for an investment property or a first home? This three bedroom home offers 747 sq.ft. of living space on the main level and was built in 1900. The main level offers a kitchen with gas stove, living room with window A/C unit, three bedrooms, and a full bath. The basement has ample room for storage along with a washer & dryer, Amana high efficient gas forced air furnace, gas water heater & fuse box. Situated on a 37'x83' lot with alley access.

More Info Online at SteffesGroup.com

TIMED ONLINE **PERSONAL PROPERTY AUCTION**

CLOSES: WEDNESDAY, JULY 14 AT 5PM

Location: 1821 Avenue L, Ft. Madison, IA

Loadout: July 16th from 10AM-1PM

KIRK WENCK (Tracts 1-3) AND CASEY R. CARTER (Tract 4)

Artemio M. Santiago - Attorney for Wenck

Gregory A. Johnson - Attorney for Carter

Contact Mason Holvoet at 319.470.7372 or Terry Hoenig at 319.470.7120

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