



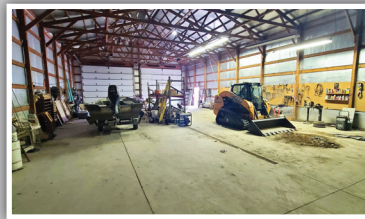
ALL LINES AND BOUNDARIES ARE APPROXIMATE



# TIMED ONLINE AUCTION

Commercial Real Estate  
Des Moines Co.

Open House  
November 26, 10AM - Noon



A great opportunity to purchase a building for your business endeavors or for your recreational storage needs. Conveniently located right off of Highway 61.

**Timed Online Bidding Opening: Tuesday, December 3**  
**Closing: Tuesday, December 10 at 2PM CST 2024**

### 40'x104' Building on 2.81± Acres

- Greiner pole building built in 2004 with (2) 16'x14' overhead doors with openers and concrete floor with floor drain.
- Large, finished room with kitchenette, ¾ bath, Carrier wall unit and separate LP wall heater.
- Building has Rathbun rural water & 200 amp electrical box.
- Gravel parking area with balance of land available for future expansion.
- Zoned C-1.
- Situated on 2.81 acres with visibility from Highway 61.
- Included: Portable chicken coop shed, Pool table, Budweiser pool table light, Pool cues, Refrigerator, Any items present on the day of final settlement/closing.
- Not included: Attached gates & fencing, LP tank(leased), Freezer, Fuel barrel, Gun safe, TV, Picnic tables, Air compressor, Tire changer, Shelving, All personal property & any item listed on the construction equipment auction.
- Tax Parcel: 15-13-200-015 = \$1,480.00 Net Real Estate Taxes

**ALICE WOOLDRIDGE & THE LATE RONALD WOOLDRIDGE**  
Attorney for Seller: T.J. Werner | Closing Agent: Southeast Iowa Title Company

6592 115th Street,  
Burlington, Iowa

Located 1.5 miles south of Burlington on Highway 61, then 0.2 miles west on 65th St., then south on 115th Ave to 6592 115th Street, Burlington, IA.



Scan the QR code for complete auction details

**Terms:** 10% down payment on December 10, 2024. Balance due at final settlement with a projected date of January 24, 2025, upon delivery of merchantable abstract and deed and all objections having been met.  
**Possession:** Projected date of January 24, 2025.  
**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.

Steffes Group Representative

**TIM MEYER,**  
(319) 750-1233

Iowa Real Estate  
Broker Officer B36355000



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Announcements made or published the day of sale take precedence over advertising.