

# Johnson County Development Land AUCTION

**THURSDAY, SEPTEMBER 29, 2016 | 10:00 A.M.**

**AUCTIONEER'S NOTE:** This is an Absolute Auction, selling to the highest bidder without reserve! This auction is selling by Court Order and will be transferred by Court Officer's Deed and is subject to Court approval.



## NORTH LIBERTY, IOWA

The land is located at 350 West Penn Street, North Liberty, Iowa. From the intersection of Highway 965 & West Penn Street, proceed ¼ mile east on West Penn Street.

**Auction to be held at the North Liberty Community Center, Gerdin Conference Center, 520 W. Cherry Street, North Liberty, Iowa.**

## Land Development Opportunity

**Auctioneer's Note:** This auction is selling by Court Order and will be transferred by Court Officer's Deed. This is an Absolute Auction, selling to the highest bidder without reserve!

## 7.43 Acres M/L – Sells in One Tract

This auction presents an excellent land development opportunity in the growing community of North Liberty, Iowa.

This property has frontage on West Penn Street and provides multiple possibilities. Land is comprised of two tax parcels: 3.04 taxable acres currently zoned C-1-B, Commercial, General and the second parcel is 4.39 taxable acres currently zoned I-1, Industrial, Light. The land has two curb entrances off of Penn Street, a blacktop parking area and a well on the property.

### TERMS & CONDITIONS

**TERMS:** 10% down payment on September 29, 2016. Balance at closing with a projected date of November 7, 2016 upon delivery of merchantable abstract and Court Officer's deed and all objections have been met.

**POSSESSION:** Projected date of November 7, 2016.

**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.

**The following taxes are approximate:**  
Gross/Net Taxes: \$10,314.00

### SPECIAL PROVISIONS:

- Land will be sold lump sum price.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- Seller shall not be obligated to furnish a survey.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The buyer acknowledge that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The buyer are buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the same.
- Any announcements made the day of sale take precedence over advertising.



## KIRK A. SCHMIDT & JERRY SLOCUM

Thaddeus Cosgrove – Attorney for Kirk A. Schmidt

Kirsten H. Frey – Attorney for Jerry Slocum

For details contact Nate Larson at Steffes, 319.385.2000 or by cell 319.931.3944



# JOHNSON COUNTY DEVELOPMENT LAND

## THURSDAY, SEPTEMBER 29, 2016 AT 10AM

**NORTH LIBERTY, IA**  
 The land is located at  
 350 West Penn Street,  
 North Liberty, Iowa  
 From the intersection of  
 Highway 965 & West Penn  
 Street, proceed 1/4 mile east  
 on West Penn Street.  
**Auction to be held at the  
 North Liberty  
 Recreation Center,  
 Gerdin Conference Center,  
 520 W. Cherry Street,  
 North Liberty, Iowa**



**For more details go to [SteffesGroup.com](http://SteffesGroup.com)**



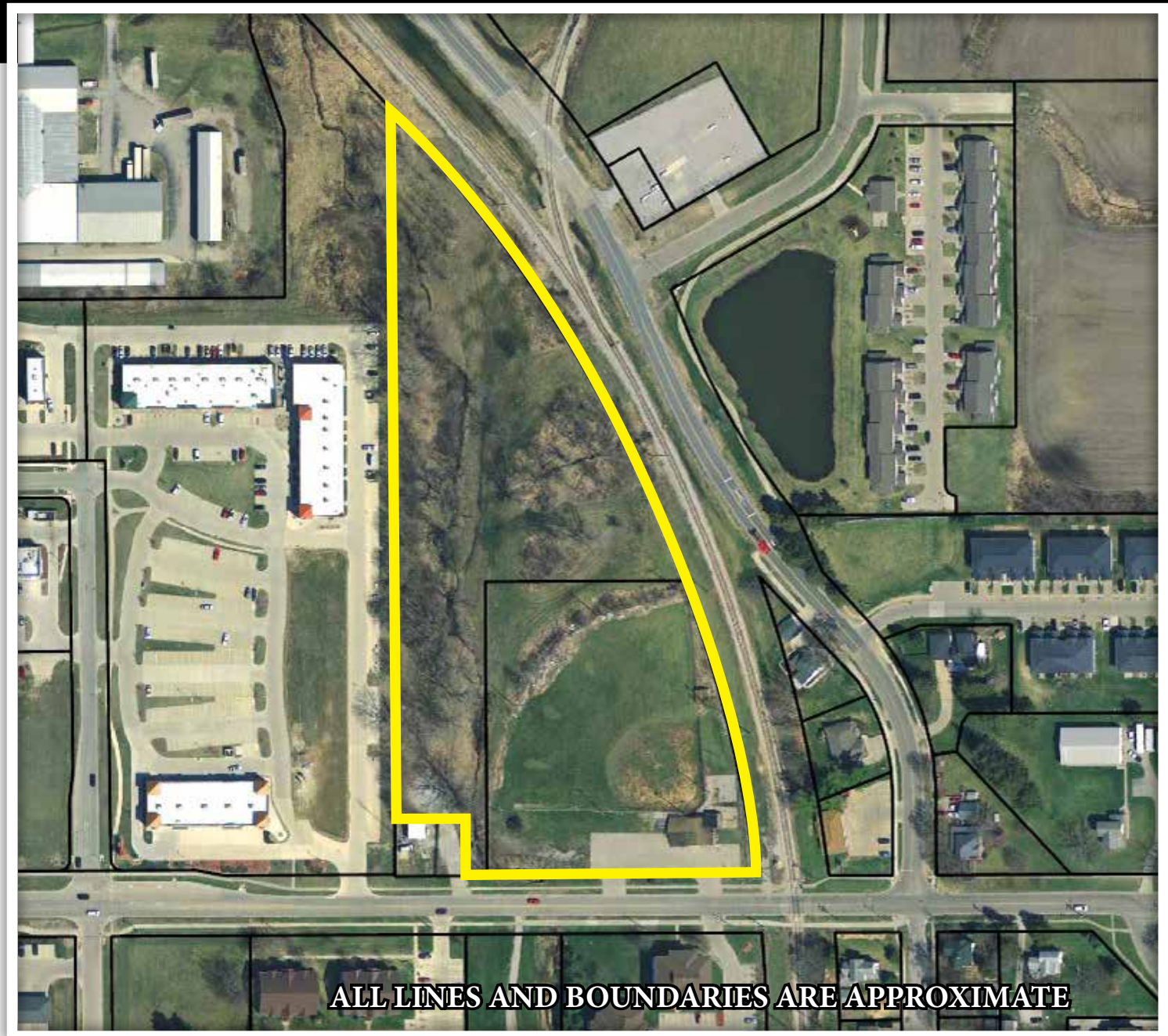
605 East Winfield Avenue  
 Mt. Pleasant, IA 52641-2951  
 319-385-2000  
[SteffesGroup.com](http://SteffesGroup.com)

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 Permit #315  
 FARGO, ND

*7.43 Acres M/L*

Land Development Opportunity  
 Sells in One Tract



# Johnson County Development Land

# AUCTION

**THURSDAY, SEPTEMBER 29, 2016 | 10:00 A.M.**

**7.43 Acres M/L  
 SELLS IN 1 TRACT**



**319.385.2000**  
[SteffesGroup.com](http://SteffesGroup.com)



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