

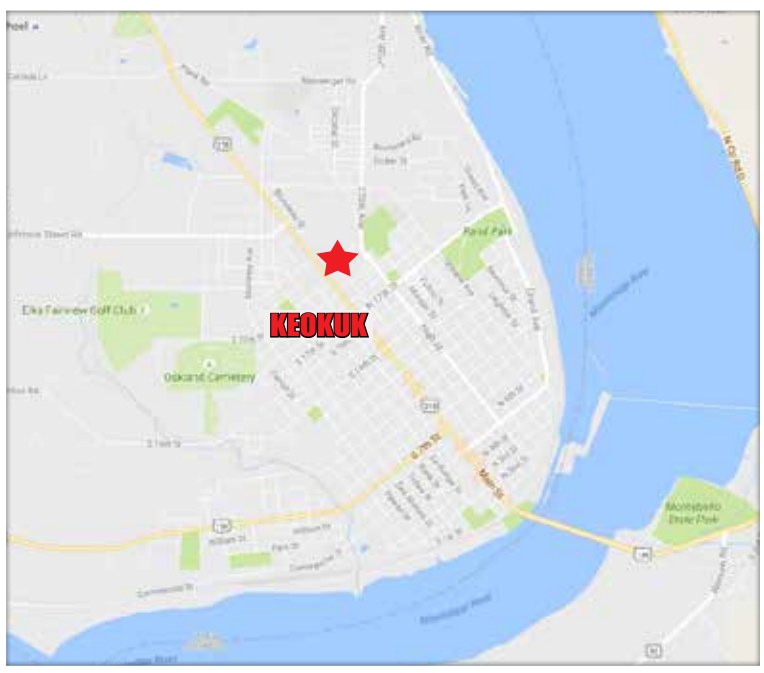
Lee County Real Estate AUCTION

FRIDAY, DECEMBER 2, 2016 | 10:00 A.M.

Open House on Friday, November 18th from 10-11AM

KEOKUK, IOWA

Auction held onsite at 2013 Main, Keokuk, Iowa



REMODELED OFFICE BUILDING

AUCTIONEER'S NOTE: Due to the untimely death of Bob Borders, Steffes Group has been authorized to sell this office building.

Looking for an office or business space?? Take a look at this affordable building with an excellent location on Main Street. There are many possible uses for this building, currently zoned C2.

The one story building was built in 1961 with 890 sq. ft. of space on the main level and has been remodeled throughout with replacement windows and a Bryant +95 zoned gas forced air furnace & central air. The building features a reception area, 2 offices, 2 baths and a kitchen/breakroom. The property also has a full walkout basement and an 800 sq.ft. concrete parking lot. All situated on a 50'x140' lot.

Included: Digital sign, Sign Pole.

TERMS: 20% down payment on December 2, 2016. Balance due at closing with a projected date of January 16, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of January 16, 2017.

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 and will be used to prorate at closing.

Gross: \$2,394.15

Business Property Tax Credit: (\$914.41)

Net Taxes: \$1,480.00 (rounded)

Assessed Value: \$58,650

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.
- If in the future a site clean-up is required it shall be at the expense of the buyer.
- The buyer acknowledges that he/she has carefully and thoroughly inspected the real estate and is familiar with the premises. The buyer is 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 the auction, take precedence over all prior advertising.

DEBORAH BORDERS

Gary L. Wiegel – Attorney for Seller

For details contact Lynn Richard at Steffes, 319.385.2000 or by cell 319.931.9090



Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

Licensed to sell in IA, MN, ND, SD, MO, & IL

Any Announcements Made The Day Of Sale Take Precedence Over Advertising



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