

Henry County Real Estate AUCTION

WEDNESDAY, NOVEMBER 23, 2016 | 10:00 A.M.

TWO VACANT LOTS

"Selling Choice with the Privilege"

Lots #1 & 2 will be selling Choice with the Privilege. High bidder may take Lot #1 or Lot #2 or both lots times their high bid. This will continue until all lots are sold.

LOT #1

Located at the corner of 170th Street & North McClean Street.

Approx. 235.5' x 264' vacant lot. Formerly used as a baseball field.

The Mt. Union City Council is in the process of vacating the alley that runs through this property. Possession of alley will be given to the buyer, upon completion of vacating said alley.

This lot will be sold by quit claim deed only, no abstract will be given.

Included: Light Poles

Not Included: Concession stand building

LOT #2

Located at the northwest corner of North Scales Street & East Kneen Street.

Approx. 133' x 132.5' vacant lot. This lot will be sold by quit claim deed only, no abstract will be given.

TERMS: 50% down payment on November 23, 2016. Balance due at closing with a projected date of December 23, 2016, upon delivery of quit claim deed and all objections have been met.

POSSESSION: Projected date of December 23, 2016.

REAL ESTATE TAXES: Currently there are no taxes as it is a government agency.

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- Seller shall not be obligated to furnish a survey if so desired it shall be at the expense of the buyer.
- 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.

MT. UNION, IOWA

Auction to be held at the Mt. Union Community Building on McClean Street.



CITY OF MT. UNION, IOWA

Steven E. Ort – Attorney for Seller

For details contact Tim Meyer at Steffes, 319.385.2000 or by cell 319.750.1233



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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