



**Selling the "Iconic" Rocky's Landing,
lakeside of Lake Odessa**

Real Estate and Restaurant Equipment **AUCTION**

Auctioneer's Note: The Davidson's have enjoyed serving the Lake Odessa community for over 30 years. Come be a part of the new chapter to Rocky's Landing as it will be sold at auction, including the real estate & all the restaurant equipment. Many possibilities with this property as a business, residence or a retreat cabin getaway!

TUESDAY, APRIL 25, 2017 | 1:00 P.M. REAL ESTATE SELLS FIRST

Open House on Tuesday, April 11th from 1-2PM or by Appointment

LAKESIDE 2,374 SQ.FT. BUILDING WITH WATER VIEWS

This landmark property known as Rocky's Landing has 2,374 sq.ft. of total space and many excellent views of Lake Odessa. The large open floor plan is currently setup as a restaurant/bar, but could be converted to a residence or cabin retreat.

The large 46'x35' dining room area has vaulted ceilings with a 21'x20' elevated seating area and sunken L shaped bar. The building has a walkup ramp with enclosed entry way. The building also has 2 restrooms and kitchen area. The irregular shaped lot has room for parking and a pump house with 2 shower rooms.

The steel roof was installed in 2014. The building is serviced by an Amana gas forced air furnace with central air and a multi-flow septic system with 2 tanks & leach field. Other amenities included 200 amp break box, well water & electric water heater.

Included: All outside attached blower vents

Not Included: LP tank (leased from Wapello Elevator), Portable Shed, Lighthouse, Meat slicer, Portable docks, Attached shelving, (2) Chandlers, Lantern lights in dining room, Brass lights around bar, All other restaurant equipment & decoration items.

TERMS: 20% down payment on April 25, 2017. Balance due at closing with a projected date of June 1, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of June 1, 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.

Real Estate Taxes:
Gross \$2,531.12
Bus. Credit: (\$966.72)
Net Taxes: \$1,564.00 (rounded)
Assessed Value: \$102,468

SPECIAL PROVISIONS:

- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- The seller will have the septic system inspected prior to the auction.
- The seller shall not be obligated to furnish a survey.
- 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 sale take precedence over advertising.



WAPELLO, IOWA

Auction to be held onsite at 9753-9751 F Avenue.

Located 1 mile east of Wapello on Highway 99, then 3 1/2 miles northeast on G62, then 1/4 mile north on X61, then 1/4 mile east on 97th Street. Watch for signs.

ITEMS TO BE SOLD AFTER THE REAL ESTATE

Please Note: It is the buyer's responsibility to remove items from premises, all items to be removed on auction day. Larger items have until Friday, April 28th at 5pm to be removed, unless prior arrangement has been made with owner.

RESTAURANT EQUIPMENT

3'x8' SS hood vent w/ 4 nozzle Ansul
R-102 Wet Chemical system (blower vent not included)
3 1/2'x6' Steel hood vent w/ 3 nozzles, no system (blower vent not included)
Anets 2 basket fryer, LP gas
PitcoFrialator 3 basket fryer, LP gas
Cooking Performance Group 3 burner char broiler, LP gas
Imperial 2 burner broiler, LP gas
Montague Grizzly broiler, LP gas
Energy Miser C-2 corner dishwasher system with sink
True TSSU-48-12 refrigerated prep table, 2 door
BeverageAir DW49, 4'x2', 2 door cooler
BeverageAir DW64, 5'x2' 2 door cooler
GE gas stove
Caloric gas stove
Kenmore refrigerator
Whirlpool refrigerator
Amana refrigerator
Frigidaire refrigerator
GE chest freezer
Upright freezer
Kenmore counter top glass front refrigerator
Bun coffee maker w/ 2 warmers
APW Wyatt food warmer
3 pan hot food warmer
Remcor TJ45 counter top icemaker
Microwave
Nemco blooming onion slicer
French fry slicer
Meat scales
SS pots & pans
Kitchen knives & utensils
Restaurant supplies, salt & peppers
Silverware, glassware, plates & numerous items found in a restaurant

DINING TABLES & CHAIRS

Approx. (7) 42"x30" dining tables
Approx. (3) 30"x30" dining tables
(2) 30" round tables
(2) Oak oval dining room table
Approx. (45) padded chairs w/ arms
Approx. (16) swivel padded chairs

PORTABLE BUILDING, LIGHTHOUSE & DECORATIONS

8'x12' Portable Building; Large lighthouse; Miller Lite neon sign; Talking mannequin; 580L Turbo powershift boat half; **Carlisle & Finch** barge light; Triple wine barrel keg cooler(works); Large antique mirror; Water fountain; Several handmade glass vases including Wapello, Hawkeyes & ISU; Several boats, sailing & nostalgia items including: French print of the Sea Flags of All Nations, "Tableau De Tous Le Pavillons"; (2) Chandlers; Lantern lights; Brass lights around bar; Cart; Try stands; Fire extinguisher; Metal shelving; Cash register; Glass front display; Weed eater; Outdoor furniture



SS TABLES & SINKS

7'x20' SS 3 sink
28'x107"x21" SS 3 sink
3'x28"x2' SS table & shelf
2'x2'x18" SS table & shelf
5'x2'x32" SS table
20'x2'x4' SS table
2'x4' SS shelf

"ROCKY" ROBERT D. DAVIDSON, JR.

Roger A. Huddle – Attorney for Seller

For details contact Russ Lamp at Steffes, 319.385.2000 or by cell 319.212.0774 or Terry Hoenig by cell 319.470.7120

**view
other
side for
pictures**





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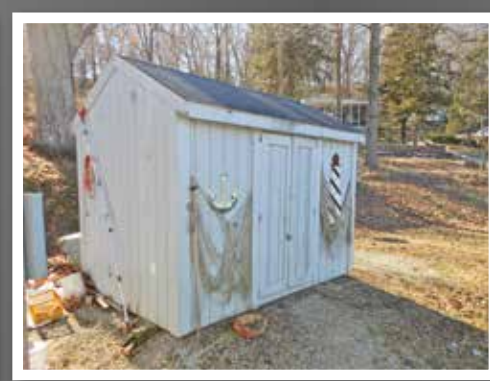
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605 East Winfield Avenue
Mt. Pleasant, IA 52641-2951
319-385-2000
SteffesGroup.com

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