

Real Estate AUCTION



West Chester, Iowa | Auction held on site at 201 Highway 92, West Chester, IA

WEDNESDAY, SEPTEMBER 20, 2017 | 4 PM

PREVIEW: Wednesday, September 6th from 4-5pm

CONVENIENCE STORE GAS STATION

A great opportunity is waiting with this convenience store/gas station with a great location on Highway 92. The 1,749 sq.ft. brick convenience store is selling with the contents included. Including walk in cooler, pizza oven, ice machine, gas tanks, dispensers & more! This building presents many other possible business opportunities with the highly visible location on Highway 92.

The building was built in 1988 and is situated on a 9,400 sq.ft. corner lot. The building has a large walk in cooler with 9 glass front doors, cashier counter, bathroom, office/electrical room, kitchen area and a large area for display. The building has city utilities and an electric forced air furnace with central air. All concrete parking area.

Also in 1988 the 24'x32' lighted canopy was installed along with (4) 6,000 gal tanks (diesel, lead free, premium, gasoline) with submersible pumps. The tank tags and insurance have been kept current. All documentation the seller has pertaining to the tanks are available upon request.

All the equipment sells with the real estate. The equipment includes: large walk in cooler, Cornelius ice machine, pizza oven, pizza warmer/display, display shelving, microwave, cash register, surveillance system, refrigerator, upright freezer, small chest freezer, Wayne gas dispensers, outdoor sign, portable storage building and all other support equipment.

Included: Large walk in cooler, Cornelius ice machine, pizza oven, pizza warmer/display, display shelving, microwave, cash register, surveillance system, refrigerator, upright freezer, small chest freezer, Wayne gas dispensers, outdoor sign, portable storage building and all other support equipment.



ALL LINES AND BOUNDARIES ARE APPROXIMATE



TERMS: 20% down payment on September 20, 2017. Balance due at closing with a projected date of November 3, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 3, 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 will be used to prorate at closing.

Gross:	\$2,757.69
Business Cr:	(\$1,053.26)
Net Taxes:	\$1,704.00

Assessed Value: \$88,400

SPECIAL PROVISIONS:

This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.

Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.

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.

All dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available and verify all information to their satisfaction, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.

The Seller, Broker and Auctioneers do not warrant with respect to the existence or nonexistence of any pollutants, contaminants or hazardous waste prohibited by federal, state or local law. Buyer is responsible for inspection of the property prior to purchase for conditions including but not limited to water quality, and environmental conditions that may affect the usability or value of the property. If in the future a site clean-up is required it shall be at the expense of the buyer.

The buyer acknowledges that they have carefully and thoroughly inspected the real estate and are 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.

Steffes Group, Inc. is representing the Seller.

Any announcements made the day of sale take precedence over advertising.



Stewart & Sons, LTD
Craig A. Davis – Attorney for seller

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

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



319.385.2000 | SteffesGroup.com