

2nd Real Estate AUCTIONS



MUSCATINE, IOWA | Both auctions will be held at 1200 Grandview Avenue, Muscatine, IA

FRIDAY, SEPTEMBER 22, 2017 | 2 PM

AUCTION #1

Preview of the Commercial Real Estate: Friday, September 8th from 2-3pm

7,908 SQ.FT. COMMERCIAL BUILDING

Building located at 1200 Grandview Avenue, Muscatine, IA
Renovate this building to suit your needs! With 7,908 sq.ft. of space this building has many possibilities to expand your business or storage needs. The front building has 2,880 sq.ft. of space with a front retail display area, two restrooms and a ¼ bath. This part of the building also has a shop area with a 14' overhead door & opener, along with office/storage rooms and attic storage.

The attached back building has 5,028 sq.ft. of space with a large shop area with a 14' overhead door & opener. This part of the building has workshop space with a small overhead garage door and attic storage. The building has a gas forced air furnace, hanging radiant heater along with 100 & 200 amp breaker boxes. Situated on a 120'x140' lot. Zoned M1.

Real Estate Taxes:
Gross: \$6,540.34
Bus. Credit: (\$2,497.98)
Net Taxes: \$4,042.00

Assessed Value (2017): \$178,750

AUCTION #2

TWO VACANT RESIDENTIAL LOTS

Lots are located on Pear Tree Lane, Muscatine, Iowa
Lots will be Selling Choice with the Privilege. Lots #1 & 2 will be sold lump sum price and will be Selling Choice with the Privilege. High bidder may take Lot #1 or Lot #2 or both lots, for their high bid. This will continue until both lots are sold.

Lot #1 – Lot 39 Woodland Village SD Phase II
This lot is located on the cul-da-sac with 0.32 Acres and is zoned R4.

Assessed Value (2017): \$15,670
Gross/Net Taxes: \$354.00

Lot #2 – Lot 33 Woodland Village SD Phase II
This lot has 0.18 Acres and is zoned R4.

Assessed Value (2017): \$19,660
Gross/Net Taxes: \$444.00



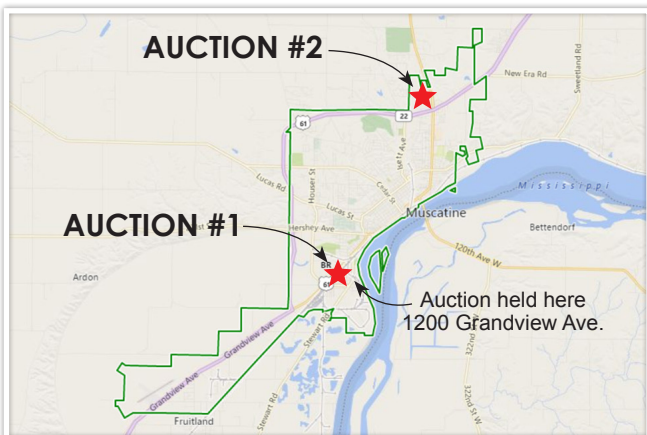
TERMS: 20% down payment on September 22, 2017. Balance due at closing with a projected date of November 6, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of November 6, 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.

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



Community Bank & Trust Gary R. Allison – Attorney for seller

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



Steffes Group, Inc.

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