

Real Estate

AUCTION

PARKERSBURG, IOWA

Auction held on site at
408 Highway 57, Parkersburg



FRIDAY, NOVEMBER 17, 2017 | 3:00 P.M.

Preview Friday, November 3rd from 3-4 PM



LARGE COMMERCIAL/ WAREHOUSE BUILDINGS

With an excellent location on Highway 57, this auction presents a unique opportunity to bid your price on a property that lends itself to many potential business uses.

The main building was built in 2008 and offers 7,722 sq.ft. of space. The 30'x54' retail/office area has an open display area with counter, private office, 1/2 bath and a storage room with a Rheem electric forced air furnace & central air, electric water heater and (2) 200 amp breaker boxes.

The attached 54'x113' warehouse has a 12'x18' overhead door, concrete floor, built in shelving and a storage room. The detached 30'x60' garage/warehouse was built in 2009 and has 2' concrete sidewalls, concrete floor and a 10'x18' overhead door.

The property has ample off street parking and is situated on a 200'x200' lot.

TERMS: 10% down payment on November 17, 2017. Balance due at closing with a projected date of December 27, 2017, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of December 27, 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: \$5,987.95
Bus. Credit: (\$2,199.63)
Net Taxes: \$3,788.00

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.

IOWA STATE BANK - CLARKSVILLE, IOWA

Anthony A. Longnecker - Attorney for Seller

For details contact Duane Norton at Steffes, 515.432.6000 or by cell 515.450.7778



Steffes Group, Inc.

605 East Winfield Avenue, Mt. Pleasant, IA 52641

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

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SteffesGroup.com