

Real Estate & Restaurant Equipment

AUCTION

Locally Known As Benner's BP

THURSDAY, MAY 24th, 2018 AT 4PM

REAL ESTATE SELLS FIRST

Donnellson, Iowa

Auction to be held onsite at 101 South Main. Located at the intersection of Hwy 2 & Main, Donnellson, Iowa.

Auctioneer's Note: Many possible uses for this building, including office, retail or storage space! An opportunity to purchase a property at your price, at public auction.

2,048 sq. ft. Building

The former convenience store features 2,048 sq.ft. of space and was built in 1991. The building offers a large retail display area, kitchen area, 9 door glass front walk in cooler and a restroom. Other amenities include concrete parking, gas forced air furnace with central air, city water & city sewer. All situated on an approx. 148'x183' corner lot. Please note, the seller will have the tanks & canopy removed prior to closing, at seller's expense.

Included: 9 glass front walk in cooler, Vent on building

Not Included: Utility building NE of building; Portable building, Vollrath 8'x10' walk in freezer, All kitchen & convenience store items

TERMS: 20% down payment on May 24, 2018. Balance due at closing with a projected date of July 6, 2018, upon delivery of merchantable abstract and deed and all objections have been met.

POSSESSION: Projected date of July 6, 2018.

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.

Gross: \$5,650.77
Business Credit: (\$2,075.77)
Net Taxes: \$3,576.00(Rounded)

Assessed Value: \$185,820

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.
- 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.
- 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.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

Open House Thursday, May 10th from 4-5 PM



See complete details & more photos at SteffesGroup.com

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, bring your trailers & tools with you.



EQUIPMENT

- Vollrath 8'x10' walk in freezer
- Taylor C723-27 ice cream machine, air cooled, 4 years old, S/N M1052811 with FlavorBurst attachment
- Vita-Mix VM-0800 Flurry machine
- Ice cream cone dispenser
- Droforce SS exhaust hood, 5 1/2', w/ Range Guard Centinel Ansul system(vent on building not included)
- Star 24" griddle, 2 burner, electric
- StarMax 24" 2 basket fryer, electric
- True SS prep table w/ cooling cabinet, 44 1/2"
- Warming Table/hot bar
- Lang Platinum pizza oven, 5 shelf, electric
- Conveyor pizza oven
- Hatco Flav-r-Saver 4 tier food warmer, pass thru
- Hatco Glow-Ray food warmer, 48" wide
- Donut Robot donut making machine
- 2 Door Coke cooler, 39 1/2"x78"
- Frigidaire upright freezer
- Sharp microwave
- SS 3 bay sink, 80"
- Kitchen utensils & Pizza cutters
- SS pans & Misc. dishes
- Pizza Pans & Cookie trays
- 4 compartment condiment dispenser



SHELVING, TABLES & CHAIRS

- 7 Sets of grocery shelving; 9 Sets of cooler shelving; 7 Hanging cigarette rack; 7'x3' Shelf/chew rack; (2) 30"x30" SS tables; 30"x72" SS table; Misc. SS tables; (3) 36"x36" tables; Misc. tables; (12) Chairs, green; (50) Stackable chairs, red; (8) Bar stool; Utensil dispensers; Napkin dispensers; (3) Georgia Pacific enMotion hand towel dispensers; Wood desk; Filing cabinet; Dolly cart; Verifone cash register; Credit card machine; Glass basketball backboard & rim; Miller Lite Neon sign; Oak pedestal gumball machine; Nostalgia electric popcorn machine; Dual tapper key keg cooler; Assorted 9 1/2"x13" sign letters & suction cup pole; 3 gas island pump dispensers; New gas station hoses, pump nozzles & filters; (3) Outdoor trash cans w/ squeegees; 8'x9'x8' sidewall, metal utility shed on skids w/ 36" walk thru door; Many other misc. items



KAHLUA, LLC | Thomas L. Benner

Elaine Gray – Attorney for Seller

For details contact Terry Hoenig of Steffes Group, 319.385.2000 or by cell 319.470.7120

SteffesGroup.com



Steffes Group, Inc., 2245 Bluegrass Road, Mt. Pleasant, IA 52641 | 319.385.2000

Licensed to sell in IA, MN, ND, SD, MO, & IL | Any announcements made the day of sale take precedence over advertising

