

Grain Facility & Feed Mill

AUCTION

TIMED ONLINE



Located at 201, 203 & 206 Maple St., Bonaparte, IA

Opens: Monday, November 11th

Closes: Monday, November 18th, 2019 at 4PM

Preview on Monday, November 4th from 4-5pm

97,000+/- bu. Grain & Feed Mill Facility on 2.48 Acres M/L



Here is your chance to bid on an operating feed mill & grain facility.

The facility includes two separate grain bin setups, adjacent to each other. The west side grain bins include: (2) Conrad American 25,193 bu. bins, 17,472 bu. bin, 7,838 bu. bin, along with an elevator leg, hopper bin & enclosed dump pit.



The mill has a 21,164 bu. bin with an elevator leg, hopper bin system & enclosed dump pit. The mill also has a Iowa Farm Automation 2 Par Hi Roller Grinder system and a cracked corn system, along with 2 bulk bins.

There is an office with retail space, private office, (2) restrooms and a basement with a gas forced air furnace & central air. The office also has a concrete loading dock and attached warehouse space. There is also a 10'x70' scale and a 28'x60' building for additional storage space.

All situated on 2.48 Acres M/L and to be sold in 1 tract.



ALL LINES AND BOUNDARIES ARE APPROXIMATE.

INCLUDED: Bulk bins, Dickey John moisture tester, Electric forklift, Office furniture, Shelving, Antenna tower, 500 gal. LP tank

NOT INCLUDED: All new inventory, Bagging system, Westfield auger, 500 gal. LP tank, Remaining items in all buildings on the day of closing.

TERMS: 10% down payment on November 18, 2019. Balance due at closing with a projected date of December 31, 2019, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of December 31, 2019.

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: Net \$3,132.00

SPECIAL PROVISIONS:

- This online auction will have a 5% buyer's premium. This means the buyer's premium in the amount of five percent (5%) of the bid amount shall be charged to the Buyer and added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes.
- 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.
- The Seller shall not be obligated to furnish a survey.
- The Property at 201 Maple Street will be conveyed by Quit Claim Deed. Seller shall not be obligated to furnish an abstract on this property.
- Purchasers who are unable to close due to insufficient funds or otherwise, will be in default and the deposit money will be forfeited.
- If in the future a site clean-up is required it shall be at the expense of the buyer(s).
- The buyer acknowledges that buyer 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 condition of the real estate.
- Steffes Group, Inc. is representing the Seller.
- Any announcements made the day of sale take precedence over advertising.

BONAPARTE FEED LLC – AMOS ZIMMERMAN

Rick L. Lynch, Attorney for Seller

For information contact Terry Hoenig of Steffes Group, 319.385.2000 or 319.470.7120



SteffesGroup.com

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Licensed to sell Real Estate in IA, MN, ND, SD, MO, & IL | Announcements made the day of sale take precedence over advertising.

