Located at 1000 Hershey Avenue, Muscatine, Iowa

MCKEE BUTTON COMPANY
Steven D. Kundel – Attorney for the Seller
For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944

Opens: Thur., April 30th / Closes: Thursday, May 7th, 2020, 10AM

Open House on Thursday, April 23rd from 1-3PM or by scheduled appointment

Located at 1000 Hershey Avenue, Muscatine, Iowa

This historic Muscatine, Iowa building is situated along the banks of the Mississippi river, right next to the Muscatine river walk trail system.

MCKEE BUTTON COMPANY

SteffesGroup.com
Steffes Group, Inc. | 319.385.2000
2245 East Bluegrass Road, Mt. Pleasant, IA 52641
This historic Muscatine, Iowa building is situated along the banks of the Mississippi river, right next to the Muscatine river walk trail system. Dating back to 1907, the building has always been home to the McKee Button Company. The time has come for the next chapter to be written in the history of this building. What will it become? The new buyer will have the opportunity to make this property a true gem in the Pearl City of Muscatine. This facility offers plenty of production space, tool rooms, storage areas, freight elevator and offices with river views. Currently zoned M1.

**Included:** Vacuum system, Vault w/ safe, Any item present on the day of the closing.

**Not included:** Trailer Cargo Box, Railroad Box Car, Resin transfer pump, 2,000 lb floor mounted jib gantry crane, Air compressors, Refrigerator, Dishwasher, All Equipment.

**Terms:** 10% down payment on May 7, 2020. Balance due at closing with a projected date of June 22, 2020, upon delivery of merchantable abstract and deed and all objections have been met.

**Possession:** Projected date of June 22, 2020.

**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:** $16,969.91
- **Business Cr.** ($3,232.79)
- **Net (Rounded):** $13,638.00

**SPECIAL PROVISIONS:**
- This online real estate auction will have a 10% buyer’s premium, capped at a $1,000 maximum charge. This means the buyer’s premium in the amount of ten percent (10%) 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.
- Seller shall not be obligated to furnish a survey.
- 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.
- 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 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.
FORKLIFT & CARGO BOXES
Toyota 5FGC15, LP forklift, 9,014 hrs., triple mast, side shift, (LP tank is reserved); Cargo Box, 53’, roll up door, electric & air conditioned; Railroad box car

MANUFACTURING EQUIPMENT
2005 Black Brothers 22D-875-CTR roll coater machine, 56 1/2” w, 3ph, SN 329023; Black Brothers roll coater machine, 2’; American Ultraviolet Co, UV light, 4’ wide & conveyor; Timesaver Speedbelt Sander, 36”, model 237-2, SN 12957

Loadout will be Tuesday, May 12th & Wednesday, May 13th from 9am-4pm. Buyer will be responsible for removal of items purchased. Please bring your own manpower, tools & equipment. Forklift will NOT be provided, please bring your own rigging & lift.

10% Buyer’s Premium will be charged on the Equipment Auction.

Auctioneer's Note: This is the entire liquidation of the McKee Button Company and this will be a LARGE online auction with multiple rings!

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944
Real Estate Auction & BUTTON FACTORY EQUIPMENT

TIMED ONLINE

Opens: Thur., April 30th / Closes: Thursday, May 7th, 2020

This historic Muscatine, Iowa building is situated along the banks of the Mississippi river, right next to the Muscatine river walk trail system.

For information contact Nate Larson at Steffes Group, 319.385.2000 or 319.931.3944