

TIMED ONLINE

2 Auctions Vehicles, Auto Parts, and Commercial Real Estate

EQUIPMENT & REAL ESTATE LOCATED AT: 301 West Main, Agency, IA 52554

Auction 1 Opens: Wed., June 9
CLOSES: WED., JUNE 16, 2021 AT 1PM

Opens: Wed., June 23 **Auction 2**
CLOSES: WED., JUNE 30, 2021 AT 10AM

Auctioneer's Note: This will be the first of two online auctions of Don's Used Cars which Don owned for many years. There will be more vehicles & parts listed for this auction, as we are confirming title status. Watch for the online catalog listing at SteffesGroup.com.

LOADOUT: Friday, June 18th, 9AM - 4PM

VEHICLES

2006 Chrysler Town & Country, FWD, 6 cyl., automatic, power windows, locks, & mirrors, tilt, cruise, leather bucket seats, driver & passenger sliding doors, VIN 2A4GP6HL86R51497

1995 Chevrolet Beretta, 8,400 miles, FWD, automatic, 2-door, manual locks & doors, cloth bucket seats, VIN 1G1LV1541SY280377

1995 Chevrolet Blazer, 169,000 miles, RWD, automatic, 4-door, power windows, locks, & mirrors, tilt, cruise, leather bucket seats, alum. wheels, VIN 1GNCS13W9S2164391

CAR PARTS & WHEELS

Large quantity of new & used wheels; New & used tires; Engine blocks; Intakes; Tailgates; Chevy '68-'72 front fender; Various hub caps/trim rings; Body panels; Bumpers; Carburetors & More!

Coats tire changer; Torch kit & cart; Bumper jacks; Floor jacks; Air compressor; Parts cleaner; Cherry picker; Tool boxes; Car ramps; Engine stand; Sears Suburban riding lawn mower; New Briggs & Stratton 26 hp. motor; Power tools; Oils & More!

OPEN HOUSE: Wednesday, June 16th, 10-11AM



AUTOMOTIVE SHOP & GARAGE ON CORNER LOT

Here is your chance to buy the real estate of Don's Used Cars in Agency, IA. The two buildings could be outfitted to suit your business or storage needs.

- 2,808 sq.ft. pole building offers 4 auto bays with overhead doors, floor hoist in 1 bay, retail display area, private office, (2) 1/2 baths (1 not hooked up), heat w/ central air
- 30'x30' pole building is a former car wash with 2 indoor bays w/ 4 overhead doors & 1 outdoor bay
- 132'x132' corner lot with concrete parking

Not included: Air compressor, All attached & unattached automotive equipment & shelving.
Included: All attached car wash equipment, Any item present on the day of final settlement.



ALL LINES AND BOUNDARIES ARE APPROXIMATE



Real Estate Terms: 10% down payment on June 30, 2021. Balance due at closing with a projected date of August 13, 2021, upon delivery of merchantable abstract and deed and all objections have been met.

Possession: Projected date of August 13, 2021.

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 – Tax Parcel 002290020300000: Gross \$1,686.15 - Business Property Credit (\$654.33) = Net \$1,032.00 (Rounded)

Special Provisions:

- This online real estate auction will have a buyer's premium of \$1,000. This will be added to the bid amount to arrive at the total contract purchase price.
- Down payment is due on the day the bidding closes and signing of the contracts will take place through email and electronic document signatures.
- 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.
- 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.

DONALD C. TENINTY

Carrie Teninty – Power of Attorney

Paul Zingg – Attorney for Seller

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

SteffesGroup.com

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