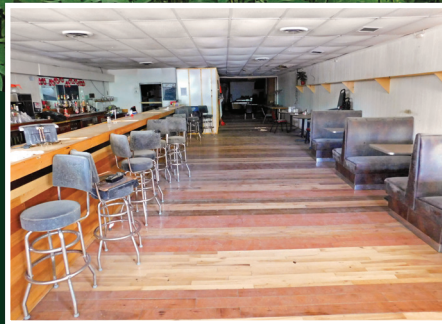


TIMED ONLINE *Commercial* Real Estate Auction

📍 Located at 603 1st Street, Bonaparte, IA



Opens: Wednesday, September 15th
CLOSES: WEDNESDAY, SEPTEMBER 22, 2021 AT 5PM



Open House on Wednesday, September 8th from 4-5PM **2,280 SQ.FT. BUILDING**

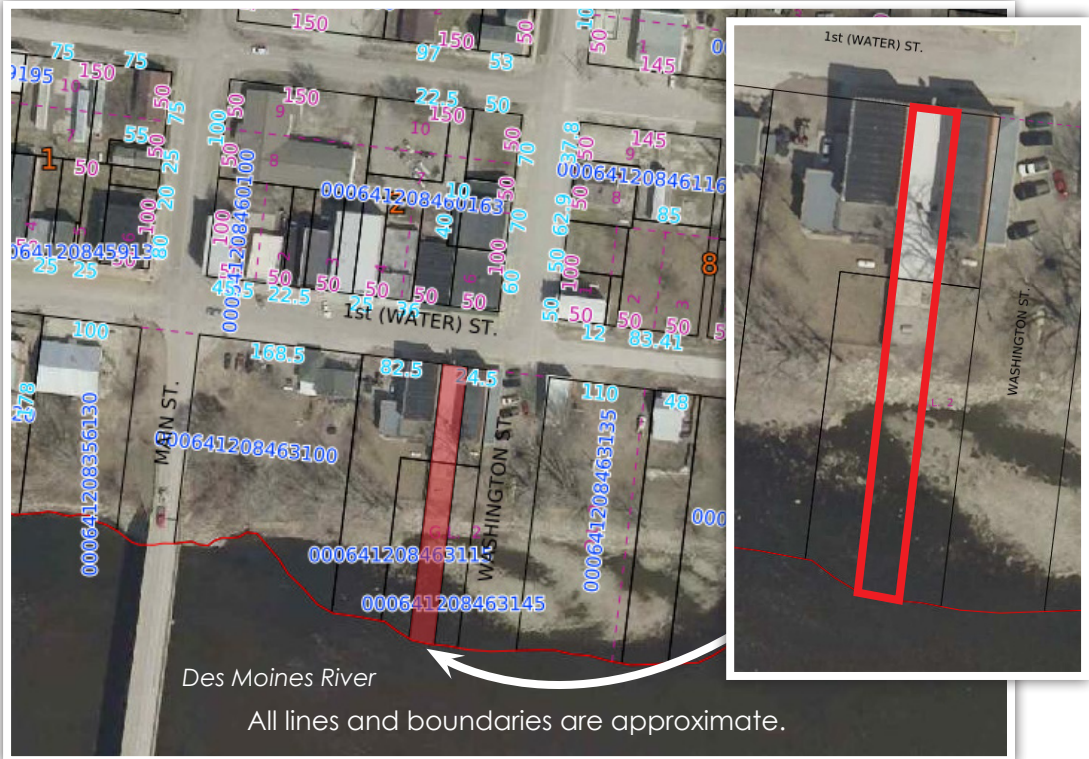
Here is a building located in the Villages of Van Buren County on the banks of the Des Moines River in Bonaparte, IA. This building is on the National Register of Historical Places and is a part of Bonaparte's National Historic Riverfront District.

This property could be converted to suit many business opportunities. The current floor plan offers a large bar with dining area, pool table area, kitchen, storage rooms, 2 restrooms & a concrete patio area overlooking the Des Moines River. The building is 2,280 sq.ft. and is situated on 2 lots 26'x100' & 25'x50'. Building has electric forced air heat w/ central air.

This real estate is being sold with the kitchen & bar equipment included. The kitchen has a hood vent w/ Ansul system, fryer, flat top grill, char broiler, gas stove, double door cooler, dishwasher, ice machine & 3 compartment sink. The bar has an under bar sink and bar cooler. All equipment is selling in 'as is' condition.

Included: All kitchen equipment, Bar equipment, Booths, Tables, Bar stools, All items present on the day of final settlement.

Not included: Monster glass cooler, Budweiser signage & Pool table, Cold Plate (ice bin), Bar Gun, Bib Rack, (3) Co2 Tanks



Des Moines River
 All lines and boundaries are approximate.

Terms: 10% down payment on September 22, 2021. Balance due at closing with a projected date of November 5, 2021, upon delivery of merchantable abstract and deed and all objections have been met. Tax parcel 000641208463125 will be transferred by Quit Claim Deed. **Possession:** Projected date of November 5, 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.

Tax Parcels 000641208463120 & 000641208463125 = Net \$884.00

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 and signing of the contracts will take place through email and electronic document signatures.
- Seller shall not be obligated to furnish a survey.

- If a bid is placed with less than 4 minutes left on the auction, the time on the auction will extend another 4 minutes. This will continue until no bids are placed within the last 4 minutes.
- 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.
- 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.

DAVID N. DEYOUNG ESTATE

Michael J. Moreland – Attorney for Seller

For information contact Steffes Group at 319.385.2000;
 Dennis Ebersole at 319.217.0658 or Nate Larson at 319.931.3944

SteffesGroup.com

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