

TIMED ONLINE

# Real Estate Auction

*Oelwein, Iowa*

Opens: Wednesday, June 29  
**CLOSES: WEDNESDAY, JULY 6, 2022 AT 1PM**

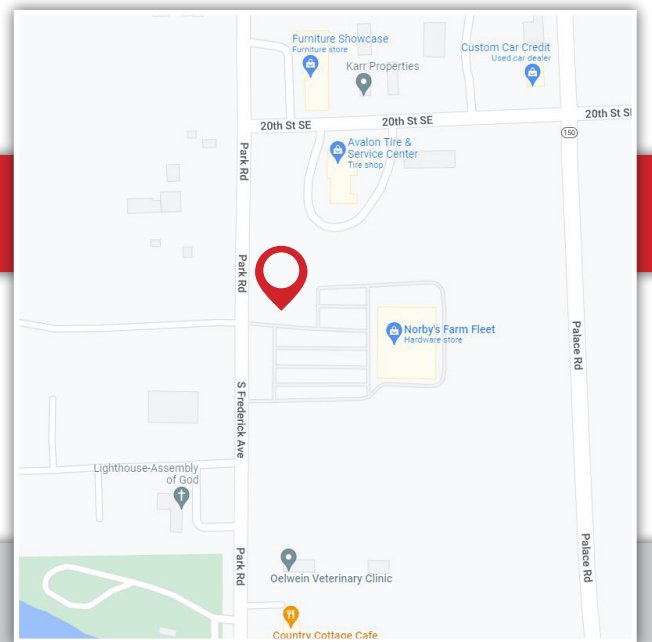


**Auctioneer's Note:** Located on Park Road/S Fredrick Avenue is this lot of 0.5 acres. This lot is also adjacent to a high traffic retail store & close to Oelwein Lake & City Park. Making this an excellent location for your business or retail needs.

*Lot located adjacent to Norby's Farm Fleet at 2105 S Fredrick Avenue, Oelwein, Iowa*

## *0.50 Acre Lot*

- This lot is in an excellent location on Fredrick Avenue
- Property is zoned C-2
- Possible TIF opportunity with the development/building of this lot
- Approx. 141'x149' lot



**Terms:** 10% down payment on July 6, 2022. Balance due at closing with a projected date of August 22, 2022. Property will be sold with a Quit Claim Deed with no abstract.

**Possession:** Projected date of August 22, 2022.

**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 Parcel 1833251007 = Net \$156.00

**Special Provisions:**

- This online auction will have a buyer's premium of \$1,000 per tract. 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. In the event the auction bidding closes after 3:00pm, the earnest money will be due the following business day.
- 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.
- Seller shall not be obligated to furnish a survey.
- This auction sale is not contingent upon Buyer's financing or any other Buyer contingencies.

- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer 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.
- This real estate is selling subject to any and all covenants, restrictions, encroachments and easements, as well as all applicable zoning laws.
- 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.

### FRANZEN BROTHERS PARTNERSHIP

**Jeffrey E. Clements – Closing Attorney for Seller**

For information contact Chris Richard of Steffes Group, 319.385.2000 or 319.217.0657

**319.385.2000 | SteffesGroup.com**

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



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