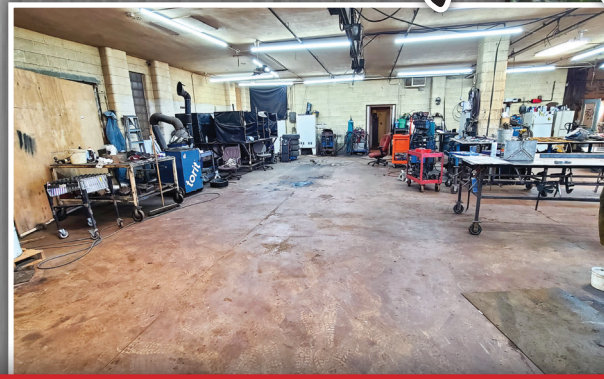


Commercial Real Estate Auction & Welding Fabrication Equipment

TIMED ONLINE



Opens: Tuesday, June 28

CLOSES: TUESDAY, JULY 5, 2022 AT 4PM

Auctioneer's Note: Looking to expand your business? Check out this 6,880 sq. ft. building with plenty of open space for your production, business or storage needs. Building offers off street parking, loading docks and metal roof. Bid your price on this Timed Online auction of the real estate and fabrication equipment.

217 2nd Street, Columbus Junction, Iowa

OPEN HOUSE: FRIDAY, JUNE 17 FROM 2-5PM

LARGE 6,880 SQ. FT. BUILDING

- The building is 60'x100' with a 20'x40' addition. Building offers a large fabrication/workshop with a 12'x10' overhead door & opener, machinist/tool room, paint room, small office, ¾ bath, break room, air compressor room and furnace room with Heil high efficient gas forced air furnace.
- Property has 3-phase electric, city water, city sewer & natural gas.
- Property is zoned Highway C-1.
- Situated on approx. 120'x140' lot with off street parking & dock with alley access.



Included: (2) Air compressors. Any item present on the day of closing/final settlement.

Not included: All attached & unattached workbenches, shelving & equipment.

Terms: 10% down payment on July 5, 2022. Balance due at closing with a projected date of August 19, 2022, upon delivery of merchantable abstract and deed and all objections have been met.
Possession: Projected date of August 19, 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 0319334007: Gross \$1,996.26 - Business Cr. (\$745.06) = Net \$1,252.00 (Rounded) | **Assessed Value:** \$66,890

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.

MIKE DRAYFAHL | Roger A. Huddle - Closing Attorney for Seller

For real estate information contact Chris Richard of Steffes Group at 319.385.2000 or 319.217.0657

For equipment information contact Jerry Roth of Steffes Group at 319.385.2000 or 319.750.3269

Opens: Tuesday, June 28

CLOSES: TUESDAY, JULY 5, 2022 AT 1PM

PREVIEW: FRIDAY, JUNE 17 FROM 2-5PM

LOAD OUT: THURSDAY, JULY 7 FROM 9AM-3PM



FORKLIFT, WELDING & MACHINE SHOP EQUIPMENT

Komatsu 20 FG20ST-11, forklift, , 4,300 hrs., hard tires, side shift, triple mast, LP, 3,580 lb. cap.
MetalMizer MV2018, metal bandsaw, coolant, 3-phase, model MV2018BU, S/N MS0416951A
Do-All D-26, metal bandsaw, S/N 26451479
Wysong H100-96, 8' hyd. brake, 3-phase, S/N HPB20-117
Koike Aronson, Inc. Monograph Millenium Series, UCNC plasma table w/HyperTherm PowerMax 1250 G-3 Series, plasma cutter

LeBlond, 8' metal lathe, 3-phase, S/N 12E-662
Fryer MB-15 CNC, mill, 3-phase, S/N 15018
Bridgeport, mill, digital readout, 3-phase, S/N J-210352
Pexto, 52" metal power shear, model 12-U-4K, 12 gauge, S/N 693445
Victor 52 Cut Master, plasma cutter
Several Miller welders

Complete lot listings online at SteffesGroup.com

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.

TERMS: All items sold as is where is. Payment of cash or check must be made sale day before removal of items. Statements made auction day take precedence over all advertising. \$35 documentation fee applies to all titled vehicles. Titles will be mailed. Canadian buyers need a bank letter or credit to facilitate border transfer.

