

Commercial Land Auction

Sat. December 1st, 2018 @ 11am

Auction Location: Houdek Center, 215 N 7th St, Missouri Valley, IA



2 Highway 30 Locations! 1967 Highway 30, Missouri Valley, IA 206 E Erie St, Missouri Valley, IA

Tract 1 - 1967 Highway 30, Missouri Valley, IA 51555

3.98 taxable acres located in a high visibility location off of Highway 30 & I-29. Property is zoned Commercial. Excellent building location for a variety of commercial uses and features a high profile I-29 visibility location.

Taxes: \$8722.00

Method of Auction: Property will be sold on a total dollar basis.

Tract 2 - 206 E Erie St, Missouri Valley, IA 51555

Located on Highway 30 (E. Erie St) in downtown Missouri Valley. Property consists of 4 lots totaling 8800 sq.ft. 2540sq. ft building needs complete renovation or would make an ideal new building location for a variety of businesses wanting high profile visibility with 80ft of Highway 30 frontage.

Taxes: \$2140.00

Method of Auction: Property will be sold on a total dollar basis.

The Rath Family has decided to disperse of their commercial property holdings. This auction will feature 2 separate Commercial Properties.

Closing: Closing on each tract to be on or before December 28, 2018.

Terms: Successful bidders will enter into a purchase agreement immediately following the sale. 10% earnest deposit on each tract will be deposited with Clear Title & Escrow, with the balance due at closing, on or before December 28th, 2018. Your bid is not subject to financing, financing must be arranged prior to the auction. Title insurance on each tract to be split 50/50 between buyer and seller. Taxes shall be prorated to the date of closing.

Agency: Farms America/Ed Spencer Real Estate & Spencer Auction Group are agents for, and represent the sellers. All bidders will be considered customers, not clients.

Disclaimer: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. The property is being sold on an as is where is basis and no warranty or representation, either expressed or implied concerning the property is made by the sellers or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to the verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on aerial photographs. Conduct of the auction is at the direction of Ed Spencer Real Estate & Auction Company.



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