

IRETON COMMERCIAL OFFICE AND STORAGE ONLINE ONLY AUCTION

PROPERTY
CLOSES AT
6:00 P.M. ON
MONDAY,
MAY 17

IRETON
MAIN STREET
OFFICE AND
40'X110'
STORAGE
BUILDING



Location: 303 Main St., Ireton, IA 51027

Bidding Opens: May 3, 2021

Open House: Wednesday, May 12, 2021, from 5:00-7:00 p.m.

Bidding Closes: Monday, May 17, 2021, starting at 6:00 p.m.

Go to **www.iowauctiongroup.com** for
Terms, Register to Bid, Photos & Additional Information

Auctioneers' Note: As the owners of the Ireton Vet Store have decided to close their Ireton location, they have asked us to sell this nicely located commercial property in an "Online Only Auction" closing at 6:00 p.m. on Monday, May 17, 2021.

General Information: This nicely located, Main Street Ireton property offers a 1320 sq. ft. office area plus an adjacent 40'x110' storage building. These two buildings will be sold as one parcel/one money.

Office Information: The office portion of this property is approximately 1320 sq. ft. and offers a nice entrance area, plus additional offices/storage areas, plus a 1/2 bath. The propane furnace and A/C were new in 2017, and the gas water heater was new in 2013. This building offers a full basement. The exterior of the building is cement block and a steel roof was placed approximately 4-5 years ago. This property appears to be structurally sound, in a good location, and suitable for a variety of commercial uses.

Storage Building Information: This 40'x110' storage building is adjacent to the office area, however, is a stand-alone building connected with breeze-way access between the 2 buildings. It has a 9'x14' newer East door entrance with an opener, a full concrete floor, and includes a propane furnace. This structure has spray foam insulation on both the inside and outside. There is a buried propane tank that services the two buildings. This building offers outstanding storage area.

Items to Remain: Washer and Dryer, Basement Walk-in Cooler, 2 Office Desks, Portable Reception Island, and Shelving.

Items NOT to Remain: Commercial Refrigerator in office and all contents in the storage shed.

Legal Description/Lot Size: Lot 16, Block 7, Original Plat of Ireton, Iowa. The Lot Size is 75'x140'.

Method of Sale: This commercial property will be sold by an "Online Only Auction", closing at 6:00 PM on Monday, May 17, 2021. Our Auction Platform offers and auto-extend feature. In the event a competing bid is placed within 3 minutes of this lot closing, you will have the opportunity to raise your bid within that three minute period. Any questions regarding the bidding process, please feel free to contact Dustin Houlton at 712-389-6862.

Real Estate Taxes: Taxes will be prorated to the date of closing. Current net real estate taxes are \$1,020/year

Closing & Possession: On or before June 17, 2021

Terms: NO Buyer Premium charge on real estate. **Cash or letter of financial pre-qualification required.** 10% non-refundable down payment the day of the auction. The balance will be due on or before June 17, 2021, at which time possession will be granted. The abstract will be continued to date, with a clear and marketable title furnished to the Buyer(s). Buyer(s) will be asked to enter into a written agreement specifying these terms day of the auction. This property is being offered as a cash transaction, and NOT subject to any financing contingencies. Sale subject to Owner's confirmation, and Buyer(s) will be notified at the conclusion of the auction. Seller reserves the right to reject, accept, or negotiate the final bid. This transaction will become binding only upon written execution of the contract between Buyer & Seller. Del Beyer of Beyer Auction & Realty of Sioux Center will be the closing agent representing the Seller in this transaction.

Ireton Vet Services, Owners

Houlton Auctions:

Dustin Houlton 712-389-6862
Doug Houlton 712-251-5188

Closing Broker

Del Beyer 712-348-2738
Office - 712-722-4315



Iowa Auction Group

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