

Turn Key Business

Auction
"We Sell it the Day You Need it Sold!"



Saturday, February 16, 2013
10:00 AM
Sale on Site:
401 West St. New Virginia, Iowa

"No Reserve w/an Opening Bid of \$40,000"

General Description:

Offering Retail Convenience store currently known as "Mel's A & M" located 3 miles east of I-35 in New Virginia Iowa. Sale will include Real Estate, equipment, fixtures, pizza prep equip. for carry out and LP gas sales. This is an Absolute Auction with No Reserve. \$40,000.00 opening bid!

Improvements include:

- *1862 sq. Ft. metal retail store building w/cooler
- *600 sq. Ft. Illuminated canopy
- *Gas pumps (Approx. 7 yrs. Old, \$40,000 new)
- *2-10,000 gal. Steel dual lined underground tanks (1 tank is split/4,000 & 6,000 gal.)
- *2500 sq. Ft. Concrete lot

Lot Size: 83' x 90' **Taxes:** \$3,368.00

Terms:

Sold in 'As-Is' condition and with no contingencies. Announcements sale day supercede printed material. Cash, 10% down payment day of auction w/balance due at closing on or about 30-45 days. Possession at closing.



Melody Hills, Seller

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

North River Realty ~ Broker

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