

Iowa Manufacturing/Distribution Building @ Absolute Auction!!



Tuesday, March 6, 2012

10:00AM

803 SW Lorraine St., Leon, IA

Located along I-35, 60 miles South of Des Moines, IA or 120 miles North of Kansas City, MO

The word 'Auction' is written in a white, cursive script font inside a blue rectangular box.

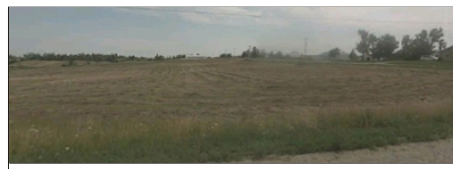
"We sell it the day you need it sold!"



Parcel #1:

195,584 sq. Ft. Under roof ~ Heated!
Air Conditioned! 2,469 sq. Ft. Cafeteria
7,776 sq. Ft. Basement w/ 10' Clearance
Fully Sprinkled! Ceiling Height: 14' to 21'
5 Dock Doors / 1 Drive in door
1200 amp - 3 phase & 2-800 amp 3 phase systems
220 Parking spaces! Located on 10 acres!

Current assessed value with the Decatur County Assessor is \$2,010,000.00. Replacement value per County Assessor is \$3,899,045.00! Property will be offered with an opening bid of \$150,000! Property will be SOLD to the highest bid received over start bid!



Parcel #2: 11 acres unimproved land just South of SW 11th St., And located just south across the road from parcel #1

Terms: Cash, 10% down payment day of auction w/ balance due on or about April 15th, 2012 when merchantable title is delivered. Property is sold "AS IS" condition w/ NO contingencies.
Real Estate taxes prorated to date of possession.

LJRW Inspired, INC / Formally known as O'Bryan Bros., Inc.

Daugherty Auction and Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

North River Realty ~ Broker

Adel, Iowa (515) 993-4159 ~ d_auction@hotmail.com

See us on the web at www.daughertyauction.com

**Broker
Participation
Invited!!**