

# Real Estate

# Auction

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

**Saturday, April 7, 2012**

**Shop Equipment & Personal Property~ 11:00 a.m.**

**Real Estate~ 1:00 p.m.**

**1601 N John Wayne Dr. (Hwy 169) • Winterset, IA**

**Parcel #1: 1601 John Wayne Dr., Winterset, Iowa:**

## General Description:

1.61 Acres Commercial property with frontage to Hwy #169 at the north city limits of Winterset, Ia.

Improvements to include:

- \* 1920 sq Ft Auto/Imp. Service Building built in 2004 .
- \* 2000 sq Ft Mini Storage building w/4000 sq Ft Open front camper storage built in 2005
- \* 4,000 sq Ft Metal Pole frame warehouse built in 2005



**Projected Storage Income: \$2700 per/month**

**Taxes: \$10,658.00 per/year**

**Parcel #2: Commercial Building located at 500 Mills St. Winterset, Iowa**

## General Description:

7200 sq Ft Commercial building built in 2005. Located on 1.43 acres. Building is 60'x120' w/15' eves.14

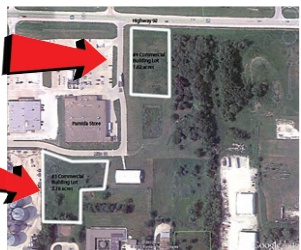


**Note: This building is in new condition! Finished interior!**

**Taxes: \$7,076.00**

**Parcel #4: 1.62 acre commercial building lot**

**Parcel #3: 2.16 acre commercial building lot**



**Daugherty Auction & Real Estate Services, Inc.**

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