



BUSINESS LIQUIDATION AUCTION OF "HAPPY HOMES, INC."

Auction to be held on-site at 3566 Hwy. 218, Keokuk, IA

SAT., MAY 5, 2012 • 9:00 A.M.

KEOKUK, IA COMMERCIAL REAL ESTATE

This prime commercial real estate contains 9.7 acres and is located at the north edge of Keokuk, IA on US 61 & 218 with 900' of highway frontage! This property has been used for many years for the successful Happy Homes Inc. business location. With its excellent location it offers unlimited development and commercial possibilities!

Improvements include a 32'x62' Wick storage building with concrete floor, 12' side walls, walk door and 9'x12' overhead door, with an 18' lean to with 9'x10' overhead door.

FOUR MANUFACTURED HOMES

Marshfield, by Wick Building Systems, Modular Home (3 bedrooms/2 baths • 1,531 sq. ft.); "Franklin Homes" Manufactured Home (3 bedrooms/2 baths • 1,800 sq. ft.); Marshfield (by Wick Building Systems) Manufactured Home (3 bedrooms/2 baths • 1,792 sq. ft.); "Harmony Homes" Manufactured Home (3 bedrooms/2 baths • 1,280 sq. ft.).



NOTE: All manufactured homes will be sold separately immediately after the real estate is sold.

DETAILED SPECS ONLINE!

www.sullivanauctioneers.com

Interested parties are encouraged to check with their local governing body in your state regarding applicable state or local taxes and regulations regarding modular and manufactured homes before purchasing.

OPEN HOUSE

To look inside the homes, call the auction co. for an appointment or attend an Open House on **SATURDAY, APRIL 21ST** 10:00 A.M. - 12:00 Noon.

ALSO SELLING:

- TRUCKS & TRAILERS
- OFFICE EQUIPMENT
- TOOLS & MISC.
- SUPPLIES & INVENTORY
- APPLIANCES
- HOUSEHOLD
- FURNITURE



COMPLETE LISTING ONLINE SOON!

HAPPY HOMES INC.

ATTORNEYS:

CURTIS DIAL • 1013 CONCERT STREET • KEOKUK, IA • (319) 524-7817 &
JAMES F. DENNIS • 609 BLONDEAU STREET • KEOKUK, IA • (319) 524-5161

Call for a detailed color brochure!

Additional info. available online - Scan the code, or visit: www.sullivanauctioneers.com



Sullivan Auctioneers, LLC • 217-847-2160 • Lic. 444000107