

# Appanoose County

## Commercial Property

# Auction

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

**Thursday, April 23, 2015 • 6:00 pm**  
**Sale Site: 124 N Main St. / Hwy 202 • Moulton, IA**

**Broker Participation  
Invited!!**

### General Description:

Offering this amazing opportunity for a turnkey business located in an established business area. Formerly known as "The Jar", this family restaurant/lounge located in Moulton, IA. Totally remodeled w/an updated interior & newer cooking equipment. New paint! Seats 40-50 comfortably. Very inviting atmosphere! Perfect area for patio expansion! Located minutes from Lake Rathbun! Great location right on Hwy 202 which goes straight into Northern Missouri.

**Total sq. ft:** 2000 sq. ft.

**Net Taxes:** \$304/yr

**Lot Size:** 40'x142'



**Terms:** Cash, 10% down payment day of auction w/balance due on or about May 23, 2015 at closing. Possession at closing.

## Daugherty Auction & Real Estate Services, Inc.

*Chad Daugherty, Kelly Daugherty ~ Auctioneers*

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*North River Realty, Mike Bobst ~ Broker 1758 Creamery Rd., Dexter, IA 50070*

*Jamie Bergkamp ~ Closing Attorney 218 S 9th St., Adel, IA 50003*

*See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)*

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