

# Polk County

## Development Ground

**Tuesday, May 5, 2015 • 6:00 pm**

**Sale on site:**

**695 NE 54th Ave., Des Moines, IA**

**From I-80/I-35N: Take 2nd St exit #135. Go north to NW 54th Ave.  
Go east to location!.**

# Auction

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

**Broker Participation  
Invited!!**

### **General Description:**

Offering this amazing opportunity for development ground in a great location! Located on 6 acres m/l are 2 houses and an office w/ shop.

#### **Residence #1: 665 NE 54th**

2 possibly 3 bedrooms. 1 1/2 bath. Total living area space is 832 sq ft.

#### **Residence #2: 685 NE 54th Ave**

4 bedrooms. 2 bathrooms. Finished basement. New roof.

#### **Office w/shop:**

Main area has 2 offices and 1 bathroom. There is also an office connecting to the shop. The shop is about 35' x 50' w/a small 12' x 15' office inside. Heat and air throughout.

**Net Taxes:** \$2,874/yr

**Lot size:** 6 acres m/l

**Terms:** Cash, 10% down payment day of auction with balance due on or about June 5, 2015 at closing. Possession at closing.



**Residence #2 685 NE 54th Ave**



**Residence #1 655 NE 54th Ave**



**Office & Shop**



## Daugherty Auction & Real Estate Services, Inc.

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*416 Greene St. Adel, IA (515) 993-4159 ~ [d\\_auction@hotmail.com](mailto:d_auction@hotmail.com)*

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

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

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

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