

Public

Commercial Property



Auction

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

Sunday, June 24, 2018
Personal Property Sells: 12:00 pm
Real Estate Sells: 1:00 pm
101 South Main St. • Linden, IA



Parcel 1:

General Description:

Offering this amazing opportunity for some commercial property in Linden, IA. This is currently set up as a repair shop. But, it is located right next to the Raccoon River Valley Bike Trail and can be updated for a café, ice cream shop or bar & grill. The ground has a clean bill of health. Property will be sold in As-Is condition!

Net Taxes: \$258 **Lot Size:** 5,232 sq ft

Legal Description: S28.9°W12.8'S27.9°E9.10'LOT 13 BLK 3

Terms: Cash or Check, 10% down payment day of auction w/balance due on or about July 24, 2018 at closing.



Parcel 2:

General Description:

Offering this empty lot in Linden, IA. This property sits along Caldwell St. and is across the street from the park. Perfect location for you to build anything you like.

Net Taxes: \$38 **Lot Size:** 157'x132'

Legal Description: MANORS 1ST ADD S25' LOTS 1 & 2 & LOTS 7 & 8 BLK1

Terms: Cash or Check, 10% down payment day of auction w/balance due on or about July 24, 2018 at closing.



Donna Putney, Seller

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

North River Realty, Broker Mike Bobst 515.468.7674

Jamie Bergkamp ~ Closing Attorney Adel, IA

416 Greene St. Adel, IA (515) 993-4159 ~ d_auction@hotmail.com

See Us on the Web at www.daughertyauction.com

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