

BUSINESS LIQUIDATION AUCTION CONVENIENCE STORE & FUEL STATION

THURSDAY, JUNE 22, 2017 6:00 PM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED

4118 – 73RD STREET, AGENCY, IOWA

D's (Denni's) Eldon Y Station

REAL ESTATE: Due to health reasons, Denni Durlinger is discontinuing and selling an outstanding business opportunity, including gas station and convenience store, located at the Eldon Exit of U.S. Highway 34, east of Agency, Iowa. Consisting of a 1,400 square foot main building for retail, constructed in 1970, completely remodeled in 1994; complete with restroom, cooler area, new furnace and central air; 2 pump islands with canopies & 4 storage tanks from 4,000 to 12,000 gallons in size. This property sits on over two acres with easy access from U.S. Highway 34.

TERMS: 20% down day of sale, balance in cash upon delivery of a Warranty Deed, accompanied by Abstract of Title showing merchantable title. Real estate taxes will be pro-rated to possession date, possession given upon settlement.

REAL ESTATE WILL SELL PROMPTLY AT 6:00 PM, FOLLOWED BY EQUIPMENT & INVENTORY

For further particulars or an appointment to inspect the property,
please call the auction company: 641-682-5465.

EQUIPMENT & INVENTORY: Lincoln Inpinger continuous pizza oven; 4-shelf enclosed pizza warmer; Sharp cash register; Kenmore upright deep freeze; (7) 3' stainless-steel top counter units; Popcorn machine; Glass-enclosed display cabinet; Commercial microwave oven; (3) Double-sided booths; Hot dog cooker; (6) 4' double-sided gondola shelving units; Asst. of stainless steel & metal racking; Storage racks; Chip racks; Top-load double-door freezer; (3) Stainless steel base cabinets; HP fax machine; Inventory including non-returnable items, such as oil, antifreeze, additives & grocery items.

**TERMS: CASH/ GOOD CHECK
POSITIVE ID REQUIRED**

**MASTERCARD/VISA
DEBIT/CREDIT CARDS**

All property must be settled for before removal – All items sold as is where is
Not responsible in case of accidents.

Announcements made day of sale take precedence over any advertising.

D'S ELDON "Y" COMPANY, OWNER



Auctioneers:
Jim Kosman
Roger Clingan
Todd Carroll

AL MARTIN REAL ESTATE & AUCTION CO.

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