

2 Lee County Real Estate Properties

# AUCTION

TUESDAY, JULY 9, 2019

AUCTION #1

2PM



**AUCTION #1 - 2,560 SQ. FT.  
BUILDING ON 1.06 ACRES M/L**

Auction held on site at 3541 Blakslee Street, Wever, Iowa.

Looking to start your own business or space to expand? This 2,560 sq.ft. building is selling with contents included to start your own business. The open floor plan allows many other options for other business opportunities.

The building offers a large open seating and gaming area. The 'U' shaped bar has a Vizio big screen TV, 10'x10' walk-in cooler with 3 glass front service doors. Includes sinks, ice cooler, refrigerators, freezers, pizza oven and safe.

There are two bathrooms on the main level. The 20'x40' outdoor deck overlooks the 14'x24' stage.

The building has a partial walkout basement. Plenty of parking space, all situated on 1.06 acres M/L.

AUCTION #2

4PM



**AUCTION #2 - THREE  
BEDROOM COUNTRY ACREAGE**

Auction held on site at 3075 170th Street, Fort Madison, Iowa. Located 2 miles south of Denmark, IA on County Highway X32, then 1/2 mile east on 170th Street.

Looking to move to the country? This 1,680 sq.ft., three bedroom home has been updated and well maintained. The home offers an open kitchen with island, appliances and dining area. The master bedroom features a master bath and large walk in closet. Main level also has two bedrooms, a full bath and main level laundry.

The full basement has one room finished, with the remaining space ready to be finished. Outdoor decks include a 16'x28' side deck and 8'x14' front deck. The home is situated on 1.8 acres M/L and has a 12'x24' shed with loft.

**MATT HILL**

Elaine Gray - Attorney for Seller

Contact Terry Hoenig of Steffes Group,  
319.385.2000 or by cell, 319.470.7120



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