

# Real Estate!

# Auction

**Broker Participation Invited!!**

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

**Saturday, July 28, 2012 • 10:00 AM**

**223 SW 2nd Street • Stuart, IA**

**Stuart is Located West of Des Moines on I-80 Exit 93**



**General Description:** Offering an established commercial real estate property in Stuart, IA. Large Parking area, full kitchen w/oak cabinets, 3 phase electric, well insulated, office & storage area. Overhead doors, railroad siding. Across from swimming pool & park in Stuart, IA. Separate men & women's bathrooms, building is very well maintained and clean. Close to I-80 West/East, easy access to Omaha & Des Moines.

**Sq Ft:** 3,536 sq ft      **Lot Size:** 220x128      **Net Taxes:** \$5,008.00/year

**Terms:** Sold in 'As-Is' condition & w/no contingencies. Announcements sale day supercede printed material. Cash, 10% down payment day of auction w/balance due at closing on or about 30-45 days. Possession at closing.

## Daugherty Auction & Real Estate Services, Inc.

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty ~ Broker*

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