

RESTAURANT & BUSINESS AUCTION

SATURDAY, AUGUST 25, 2012
commencing at 10:00 AM

SALE TO BE CONDUCTED AT THE PROPERTY LOCATED AT
417 WEST ELM STREET, ELDON, IOWA
(AUCTION SIGN POSTED)

This property consists of 2 lots with 2 adjoining buildings currently set up as a diner. The buildings are fully equipped for a turn-key opportunity in the restaurant business.

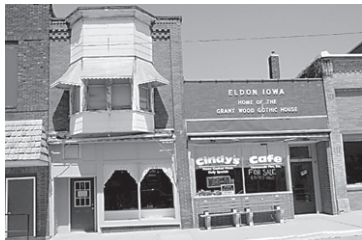
Included are all fixtures and equipment consisting of ansul system, exhaust hood, gas grill with vent and burners, large capacity fryer, gas fired 8 compartment buffet table and warmers, coolers, freezers, 3 compartment sink,

serving ware and an original "Liquid" ice cream soda fountain. The buildings also have dual furnaces, AC, large exhaust fan, roll out awnings along with living quarters on the second level.

If you are looking for a business opportunity on the main drag in historic Eldon, Iowa, contact the auction company for more information or to inspect this property.

TERMS: 20% down day of sale, balance due upon delivery of abstract accompanied by warranty deed. Real estate taxes will be prorated to date of possession. Possession given upon settlement.

Julia's LLC - Owners



NOT RESPONSIBLE IN CASE OF ACCIDENTS.

GREG MILLIKEN

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ASSOCIATES, L.L.C.



ALL ANNOUNCEMENTS MADE SALE DAY TAKE PRECEDENCE OVER ALL PRINTED MATERIAL

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