

COMMERCIAL PROPERTY AUCTION

12 ACRES M/L COMMERCIAL LAND W/STORAGE & OFFICE BUILDINGS 3 BEDROOM APARTMENT

We will offer for auction, the following Commercial Property, located at 3095 Hwy 22 Riverside, IA, which is 10 miles South of Iowa City on Interstate 218/ 27 – to Riverside & Casino Exit 80, & ¼ mile East on Hwy 22

Friday – Nov 22, 2013 – 10:00 am

This Commercial Property has great Highway visibility, potential & a high traffic count as it is located just ¼ mile East of Hwy 218 on Hwy 22. It features 12 acres m/l of land, 30,000 sq ft of commercial space which consists of the following buildings: 50'x150' All steel building w/10' sliding doors to the North & 14' sliding door to the South, Steel lined walls & ceiling, 6" concrete floor, Fully insulated w/heat & air, 50'x150' open storage area w/14' sliding doors on both ends & 6" concrete floor, 80'x128' w/14' sliding doors, concrete floor, 2 indoor hydrants & an additional 1496 sq ft of space adjoining this building to the fully insulated building. There is also a 2240 sq ft building w/ concrete floor & loading dock featuring 4-9'x9' doors. The dock building has an additional 1680



sq ft of storage space w/sliding doors & dirt floor. Centrally located to the commercial space is a 32'x32' divided office area w/restroom. Directly West of these commercial buildings is a 32'x60' all steel building featuring a 3 bedroom, 1 bath apartment which includes a range & refrigerator, forced air heat, central AC & a double garage w/20' overhead door. The water is supplied by a deep well. The property has a septic system for the commercial buildings & a separate system for the apartment.

This is a great opportunity to purchase a Washington County, Commercial Property as it is only 10 minutes from Iowa City, next to the Interstate, Casino, City of Riverside & other businesses.

OPEN HOUSE: Mon & Tues - Oct 21 & 22 from 5-7 pm

Note: Duwa's Auction Service LLC shall assume no liability for any errors, omissions or inaccuracies in the information provided. All critical information shall be independently verified.

TERMS: 15% down day of auction with balance due on or before December 23, 2013, at which time the deed & abstract will be delivered. **CLOSING & POSSESSION:** On or before December 23, 2013. **TAXES:** Prorated to date of closing.

All announcements made day of auction take precedence over all previous advertising.

JOHN & PATI HAHN: Owner

Attorney: Joe McConnell, 211 W Washington, Washington, IA 52353

Auctioneer: Dwight Duwa 319-646-6775

Web: duwaauction.com Not responsible for accidents or theft