

Waukee Development Land

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



Hickman Road

Monday, December 11, 2017 • 10:00 a.m.

830 Hwy #6 (Hickman Rd.) & 845 Ashworth Dr. • Waukee, IA

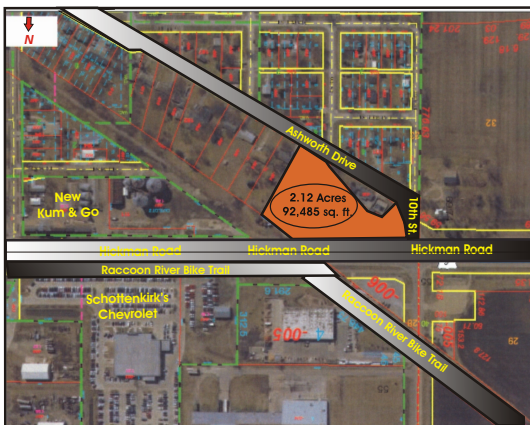
Sale to be held at:

**Waukee Community Center
675 Walnut St. • Waukee Iowa**



General Description:

Offering at Public Auction this important 2.12 acres PRIME Development ground located on the south side of Hickman Road at the west edge of Waukee Iowa! Property has approx. 500 ft. Of frontage to Hickman Rd. and 120 ft. Access via Ashworth Dr. There is currently access from 10th St. as well! Approx. 92,485 sq. Ft. Of PRIME Development land! Sale includes the 6376 sq. Ft. former Outdoor Recreation warehouse/ office building and 3 bedroom residence adjoining at 845 Ashworth Dr. Call for details.



Neighborhood Description:

Property is located in the extremely active business corridor, Hickman Road, with frontage to 4 lane Hwy #6! Hickman Road is aligned with Retail Centers, restaurants, healthcare offices, auto dealerships and multifamily complexes! Over the years Waukee's distinctions include Fastest growing city in Iowa, Safest place in Iowa, Best City for home ownership in Iowa, Best Suburb in America and Best Places to Live in America! Waukee's school district is the fastest growing school district in the state with their second High School and Recreational complex slated for construction just north of this property!

Est. Real Estate Taxes: \$13,392.00

Terms: Cash, 10% down payment day of auction w/balance due on or about January 11, 2018 at closing. Real Estate taxes prorated to date of possession. Possession at closing.

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

North River Realty, Broker

Jamie Bergkamp ~ Closing Attorney

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See Us on the Web at www.daughertyauction.com

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