

Real Estate



Tuesday Eve., December 10th, 2019

5:30 p.m.

Sale to be held on site:

1721 Mulberry St. • Waterloo, Iowa

Auction

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

50 YEARS



General Description:

Offering at Public Auction this "Multi-Residential Land" currently utilized as a Church. The building currently consists of a 5402 sq. ft. Church, 4362 sq. ft. adjoining School, and 5984 sq. ft. Gymnasium. There is an additional 1632 sq. ft. attached shop area. The property being auctioned also includes the 6' high fenced in lot adjacent to the building. The lot is approx. 220' x 365'. It is 44,000 sf paved with the rest a grass lot. This property is located in a residential neighborhood, just blocks from a bustling business district, and local Interstates. This land offers endless possibilities for future investors and developers looking for properties allowing them opportunities to build/utilize to suit.

Land Description:

This Prime Real Estate is located at the corner of Mulberry & Rhey St. in Waterloo, Iowa. There is 343.65 ft. of frontage to Mulberry.

Taxes: Currently Exempt. 2019 Assessed Value: \$196,180

Lot Sizes: Structure-36,373 sq ft / 0.84 Acres Empty Lot-Approx 1.85 Acres

Terms: Cash, 10% down payment day of sale w/balance due on or about January 15th, 2020 at time of closing. Property sold in As-IS condition with



To view this property Contact Dan Hillman 319-961-8181



Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer

Dan Hillman-Four Seasons Realtors-319-961-8181

Jamie Bergkamp, Closing Attorney

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