

CAR LOT AUCTION

Golden Auto Sales

Friday, December 28th @ 10:30AM

Location: 1900 Floyd Blvd, Sioux City, IA

Legal Description: LL-SC COMM 89-47 IRREG TCT NE of 19th St & SE of Floyd Blvd SW corner being 110ft on 19th St & 300ft on Floyd Blvd & 40ft on the NE/NW/SW 22-89-47.

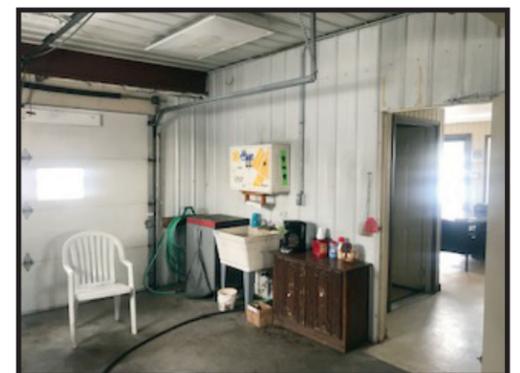
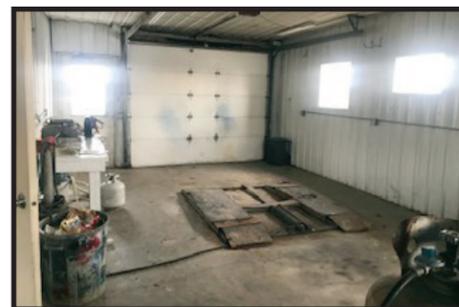
General Description: Here is your opportunity to purchase a 75+ car lot in a fantastic location!! Right on the corner of Floyd Blvd & 1900 St. As you know Floyd Blvd. is a highly traveled street with thousands passing by every day. This corner also has a stop light to draw even more attention to this lot. In this offering you will get a .52 acre lot which includes 14,200 SF of concrete w/curb poured in 2004, 900 SF Office/Garage built in 1980 w/2 OH doors w/openers, full glass entrance door, large bay window in office area to view the entire lot from your desk, separate entrance doors to shop area from inside & out, bathroom w/stool & sink, car hoist, air compressor, cabinets, benches, 110v & 220v outlets, Electric Heat/AC, unattached 8'x10'shed for extra storage, several large incandescent 400w lot lights on a timer to illuminate the entire lot. This lot is all electric and qualifies for discounted rate with MidAmerican Energy.

Taxes: The seller will pay all taxes due and prorated taxes up to day of closing. Net taxes for 2018: Gross \$3,135. Net \$1,938.

Closing & Possession: Closing shall be on or before January 18th, 2019. Buyer will receive possession immediately after closing.

Terms: Immediately upon conclusion of the auction the winning bidder will enter into a RE contract with seller and make a 10% earnest money deposit to be held in Stabe Realty Trust Acct. until closing. Balance will be due at closing. Sellers will guarantee clear and merchantable title. This sale is not subject to any buyer contingencies. Buyer must be able to verify funds and have financing secured.

Note: This sale is subject to all easements, covenants, leases and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied made by the Auction Co. or Seller. All prospective buyers are encouraged to inspect and verify information provided herein. All announcements made day of sale will take precedent over previously provided information. Final bid will be subject to Sellers approval.



STABE
REALTY AUCTION

32379 280th St.
Merrill, IA 51038

Greg Golden
Seller

For More Info Call:
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www.stabeauctionandrealty.com