

* REAL ESTATE AUCTION *

Saturday, February 26, 2022 • 11:00 A.M.

Sale to be Held on Site at 700 Spruce Street, Atlantic, IA 50022



*** OPEN HOUSE MONDAY, FEBRUARY 21
FROM 4:00 P.M. TO 6:00 P.M.
OR BY APPOINTMENT.**

Call Laurie at 712-249-7731 or Leroy at 712-249-1606

Originally a Casey's Store built in 1977 the property was purchased in 2006 by Gary and Judy Steffens and became the Office of Western Iowa Real Estate, Gary Steffens Broker. The insulated metal building is 1920 square feet and has a large open area with cubicles, 3 office rooms, kitchen, toilet room, and utility room. Property Taxes are \$1,494.00/year. Located on the main street/highway through the city of Atlantic, this property has endless potential such as Offices, Retail Store, Medical Building, Food Service just to name a few.

TERMS: Successful Bidder will sign real estate contract immediately after the sale and deposit 10% of the total sale price, earnest money to be held in Broker Trust Acct. Balance will be due on or before March 26, 2022 for Deed and Abstract showing merchantable title subject to any easements of record. Possession to be given at closing. Buyer will be responsible for their own Title Opinion. Bids are not subject to finance. Financing arrangements must be made before auction date. Property taxes prorated to closing date. Note: Property Connection Real Estate represents the Sellers at this auction. Any announcements made sale day will take Precedence over all printed material. All information provided was gathered from sources deemed reliable but not guaranteed by Property Connection Real Estate. Bidders are urged to inspect the property and verify any information to their satisfaction.

Judy and the Late Gary Steffens, Owner

SEE pictures on: auctionzip.com or auctionbill.com

Property Connection Real Estate & Auction

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