



AFTON CARE CENTER • 508 W PEARL ST. AFTON, IA 50830

SEALED BID PROPERTY AUCTION

SEALED BIDS DUE PRIOR TO 5:00pm CST ON DECEMBER 2, 2019

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Jared Chambers with Peoples Company



LISTING #: 14742
PeoplesCompany.com

JARED CHAMBERS 641.414.0234
Jared@PeoplesCompany.com





Open House: Saturday, November 16, 2019 from 12:00 noon to 3:00pm



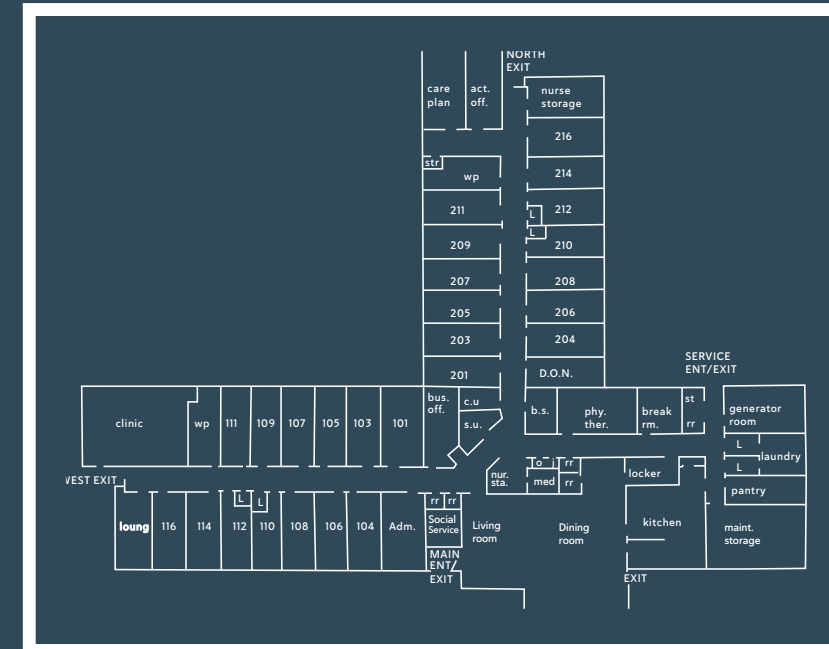
BID SUBMITTAL PROCESS AND DEADLINE

Sealed Bids for this property will be due to our office, at the address listed below:

Peoples Company
Attn: Jared Chambers
1857 Highway 14 North
Corydon, Iowa 50060
641.414.0234
Jared@PeoplesCompany.com

Directions:

From US Highway 34 turn south onto Highway 169/N. Douglas Street and travel approximately one block to West Jefferson Street. Travel west on West Jefferson Street two blocks to North Grant Street and turn north. Travel north on North Grant Street one block to property. Watch for Peoples Company signs.



Description:

Peoples Company is proud to offer an exciting opportunity to own the former Afton Care Center building and property located in Afton, Iowa. This property is being offered through a Sealed Bid Auction process with bids due by 5:00 pm CST on December 2, 2019. This former care center building and property has endless possibilities whether you are looking to develop this building into residential apartments, multiple business offices, store fronts, daycare, medical offices, assisted living units or other options. The property is zoned Multi-Residential, located in a nice area of Afton and sits on 3.5 acres m/l.

The main building consists of 20,424 square feet enclosed and was built in 1976. A 24' x 24' detached garage with two overhead doors built in 1983 is located on the property along with ample concrete/asphalt/gravel parking around three sides of the property. A Cummins backup generator installed inside the building is included with the sale of this property. Original blueprints from when the building was built along with other plans and specifications are available to view and will be provided to the new owner. Please contact the listing agent for more information.



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Auction Details:

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Jared Chambers with Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email (NO FAX COPIES ACCEPTED). Bid forms are to be completed in full prior to submitting. Please contact the listing agent by phone to verify your bid was received. Seller reserves the right to not select the highest or best bid, counter any bids, or remove the property from the market in its sole and absolute discretion. The successful bid may or may not be the highest bid submitted. Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counter offer. After this period, the successful Bidder will be notified. Sale of this property is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Participating Brokers: Clients must be registered with a listing broker at least 72 hours prior to bid submittal deadline. No exceptions. Participating brokers please contact listing agent for details and forms.

Buyer's Premium: A 10% Buyer's Premium will be added to the final bid price accepted by the Sellers.

Earnest Money Payment: An earnest money payment of 10% of purchase price will be due within 24 hours upon acceptance and notification of successful offer. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

Closing: Closing will take place December 20, 2019 or as agreed upon by the parties, of the awarding of the Property to the successful Bidder(s) subject to preparation and full execution and contract of deed. Upon acceptance and notification of successful bid, the Buyer will enter into a Real Estate Purchase and Sales Contract.

Possession: Possession of the property will be given at Closing.

Contract & Title: Successful buyer will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon Buyer financing.

Water/Electric: Water is provided by SIRWA. Electric is provided by the City of Afton Electric. Sewer is provided by the City of Afton Sewer

Other: 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 Peoples Company, or Seller. All bids will be on a whole dollar amount. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Information gathered in all marketing material was obtained from sources believed to be reliable, however, Buyer should perform his/her own investigation and due diligence of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the abstract.



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