



Online Only Auction

123 MAIN STREET | TEMPLETON, IOWA 51463

BIDDING IS CURRENTLY LIVE!
BIDDING ENDS:
THURSDAY, AUGUST 13TH
AT 4:00 PM CENTRAL TIME





AUCTION DETAILS

Offering a commercial building owned by Schoeppner Designs LLC in Templeton, Iowa through an ONLINE ONLY auction where all bidding must be done online through Peoples Company's bidding application. Bidding is currently LIVE and will remain open until Thursday, August 13th, 2020 at 4:00 PM Central Time Zone (CST) with closing taking place on or before Friday, September 25th, 2020. A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all the bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

Co-Broker: Co-Broker must register client 24 hours prior to the Auction date by filling out our Broker Registration Form.

Earnest Money Payment: A 10% earnest money payment is required upon conclusion of the auction. 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 occur on or about Friday, September 25th, 2020. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

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

Contract & Title: Immediately upon conclusion of the auction, the high bidder 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.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

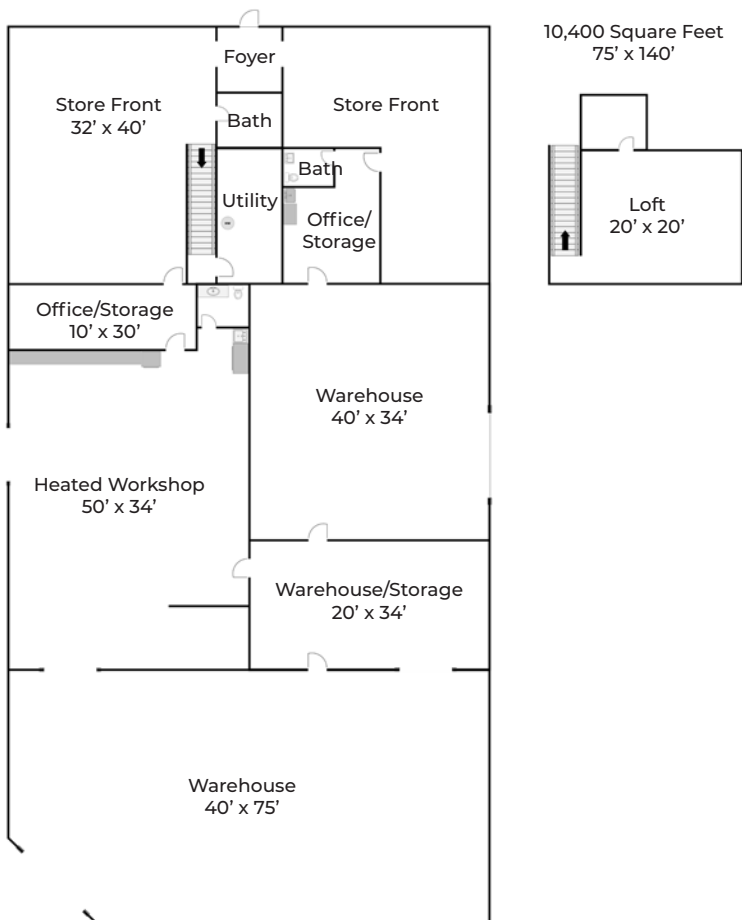
Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a total price and not on a per acre basis. Seller reserves the right to accept or reject any and all bids. 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. Overall property characteristics may vary from figures stated within the marketing material. Buyer should perform his/her own investigation 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 abstract.



CONTACT | Matt Adams | 515.423.9235 | Matt@PeoplesCompany.com

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MULTI-PURPOSE BUILDING AVAILABLE IN CARROLL COUNTY, IOWA!

Peoples Company is pleased to be representing the sale and Online Auction of a commercial and warehouse building in the proud community of Templeton, Iowa. This southern Carroll County, Iowa community is best known for its ties to the decorated history and characters of the 1920's Prohibition era and the world-renowned Templeton Rye Whiskey. The 10,000 square foot plus building, dubbed the White Elephant simply for its size and color, has its own connection to the Templeton Rye brand as this structure was most previously utilized to house whiskey barrels and served as the workshop that transformed these barrels into a variety of handmade "barrel" furniture.

The property is being sold by ONLINE Only auction. The bidding is currently LIVE and will remain open until Thursday, August 13th, 2020 at 4:00 PM (CST). Building may be inspected during open houses or by appointment: Open House dates are Wednesday, July 22nd from 4:00 P.M. to 7:00 P.M. & Sunday, August 2nd from 1:00 P.M. to 4:00 P.M.

The historic building was originally constructed in 1920, but was completely renovated between the years 2014 and 2016. Renovations and improvements include, but are not limited to, new windows built to the original specifications, pitched metal roofing to avoid water settling, and a complete overhaul of the flooring, plumbing, electrical, and HVAC systems. The building area divides into storefront facing Main Street (3,000 sq. ft.), climate-controlled warehouse area (5,250 sq. ft.), and a designated shop / work space area (2,250 sq. ft.). The storefront includes a finished show room area with unique design features and a loft area. The warehouse / shop area is heated with three large, overhead doors and two restrooms with plumbing in place for a third. The HVAC system currently provides heat to the building and the air conditioning unit is plumbed for cooling, but would require the installation of a condenser to add AC to the building.

Templeton has great access to Iowa Hwy 141 and US Hwy 71 and located a 1 ½ hour drive to hubs Omaha, NE and West Des Moines, IA. There are several active businesses and the community has spurred several economic development projects including the \$26 million Templeton Rye Distillery, over \$7 million development of the Waspy's Truck Stop, and the nearly \$2 million transformation of the Templeton Community Center. A Business Revolving Loan Program exists in Templeton to assist businesses with attractive financing. Contact listing agent or Templeton Telephone Company for additional information.

Templeton is fully served with all modern utilities and services. This property has electric through MidAmerican Energy Company, natural gas through Manning Municipal Gas, telecommunications and cable television through Templeton Telephone Company, sanitation and recycling through Carroll Refuse, and water and sanitary sewer through the City of Templeton. Property lies in the Central Business Commercial District (C-2) which includes a variety of office, retail, and service industry uses.





OPEN
HOUSE

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and Sunday, August 2nd from 1:00PM to 4:00 P.M.



BIDDING IS CURRENTLY LIVE! | [PeoplesCompany.com](https://www.PeoplesCompany.com) | Listing #15017



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Clive, IA 50325
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Use our mobile bidding app powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.

