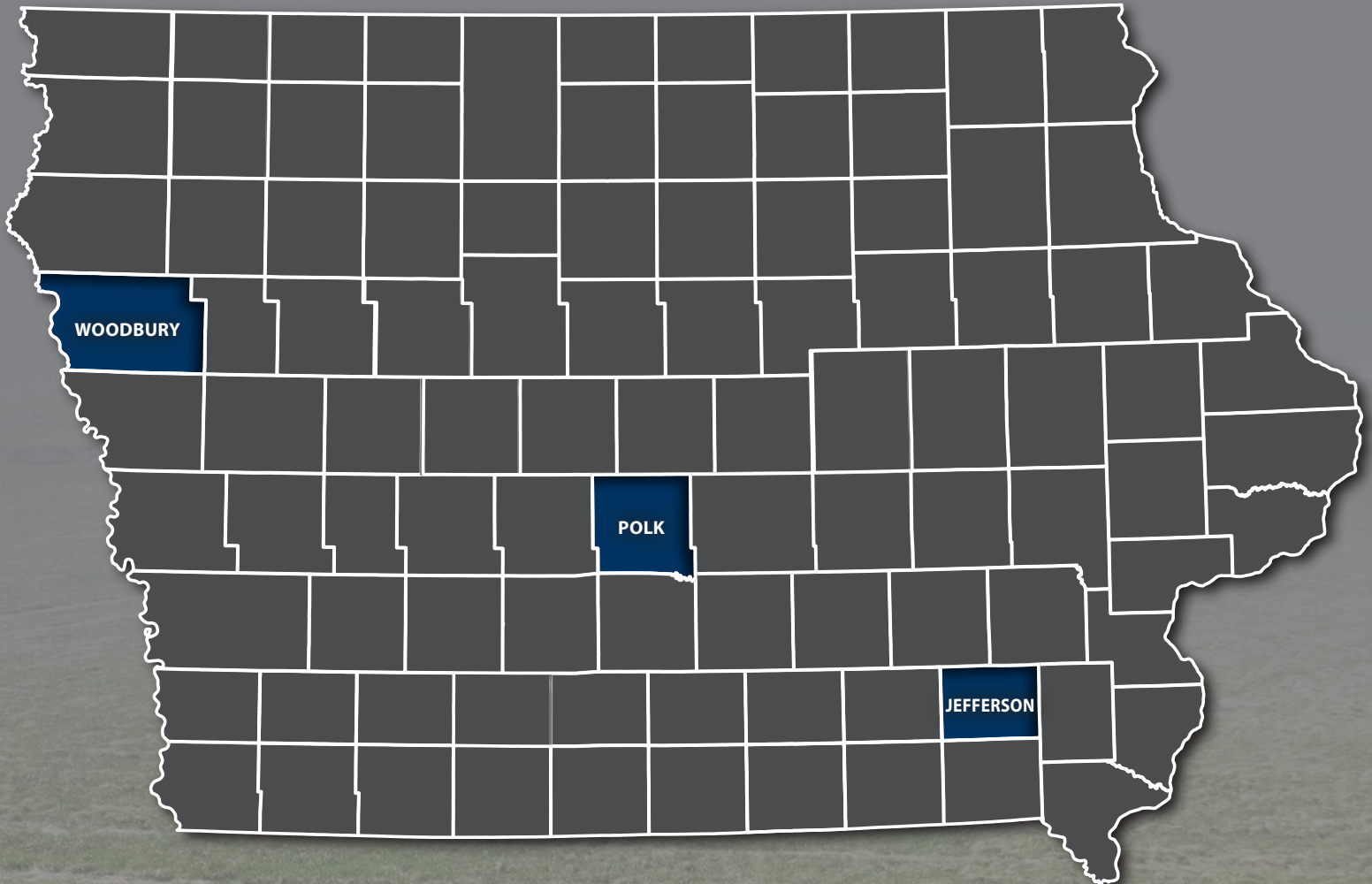


ONLINE PROPERTY AUCTION

BID ONLINE AT [PEOPLES COMPANY.COM](https://www.peoplescompany.com) | LISTING #14978



3 TRACTS IN 3 COUNTIES
LIVE ONLINE BIDDING ENDS
THURSDAY, JUNE 18TH, 2020
AT 2:00 PM (CST)

SELLER:



AGENTS

MATT ADAMS: 515.423.9235
MATT@PEOPLES COMPANY.COM

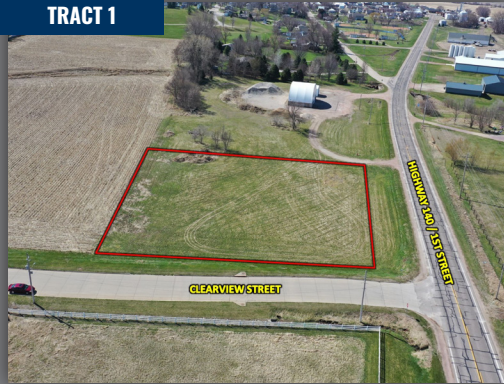
TRAVIS SMOCK: 319.361.8089
TRAVIS@PEOPLES COMPANY.COM

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ONLINE PROPERTY AUCTION

BIDDING ENDS AT 2:00 PM (CST) ON THURSDAY, JUNE 18TH, 2020

TRACT 1



TRACT 1 | WOODBURY COUNTY | 1.14 ACRES M/L

HIGHWAY 140/1ST STREET & CLEARVIEW STREET, MOVILLE, IA 51039

Tract 1 - Offering a 1.14 acre m/l (+/- 49,658 square foot) vacant lot with Industrial zoning located within the city limits of Merville, Iowa, approximately 15 miles east of Sioux City. With a prime location along Highway 140 and natural gas/electric to the lot, this property could be a great spot for a building site or signage if allowed by the local and state zoning/building laws. Additional uses could include hay/agricultural production. According to the 2015 Iowa DOT Traffic Survey, 2,340 cars pass by this property on Highway 140 daily. The property has frontage on Highway 140 and Clearview Street and is located in Section 29 of Arlington Township, Woodbury County, Iowa.

TRACT 2



TRACT 2 | POLK COUNTY | 0.17 ACRES M/L

955 24TH STREET, DES MOINES, IA 50312

Tract 2 - Offering a 0.17 acre m/l lot of land located at 955 24th Street in Des Moines, Iowa! With N-5 Residential zoning this is a potential buildable lot located near MLK Jr. Parkway and Ingersoll Avenue on the south side of I-235. With a close proximity to downtown Des Moines, there is also the possibility of a community garden on the site. The vacant lot is accessible along 24th Street to the west or 23rd Place to the east of the property.

AUCTION TERMS & CONDITIONS:

Peoples Company is handling the sale of three properties owned by The Iowa Department of Transportation through their Online Auction Service. Properties are located in Jefferson (Fairfield), Polk (Des Moines), and Woodbury (Merville) Counties. Properties included in the auction consist of various types of land and buildings.

A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all 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.

ALL BIDS ARE TOTAL PRICE AND NOT PER ACRE.

Purchase Agreement and Earnest Money: The Winning Bidder will receive an "Offer to Buy" document from the Iowa DOT shortly after the conclusion of the auction and will serve as the purchase agreement for the tract being purchased. A 10% earnest money payment is required upon conclusion of the auction and must be received by Peoples Company within two (2) business days from the day of the auction. Earnest money will need to be received prior to Seller receiving possession of the property (Possession given by signing the Auction Sale Lease. The balance of the purchase price will be due on or before the closing date of Friday, July 17th, 2020.

Closing and Possession: Possession will be granted through a "Auction Sale Lease" to be signed upon conclusion of the auction by the Winning Bidder for each tract and the Seller. Once the Auction Sale Lease is signed and earnest money is deposited, possession of the property will be granted to the Winning Bidder. This lease will terminate once the State Land Patent is received by the Winning Bidder. Balance of purchase price is due and payable on or before the closing date of Friday, July 17th, 2020. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money and cancellation of the Auction Sale Lease.

Farm & Building Leases: All leases have been terminated on these properties and possession will be given once the Auction Sale Lease is signed by Winning Bidder and Seller.

Surveys: All tracts of land have been surveyed if noted in the marketing materials.

Title Information: Title will be granted when the State of Iowa issues a Land Patent Deed approximately 60 - 90 days after the conclusion of the auction. Buyer will not receive an abstract of title. Should a Buyer want an abstract of title and / or a title search completed, it shall be at their sole discretion, responsibility, and expense. Once all monies are received, Buyer should allow for 60 - 90 days for issuance of the State Land Patent.

Access to the Property: Neither the Seller nor Peoples Company guarantee access to the properties. Winning bidder will be responsible for acquiring access to the properties at their sole expense. Call Agent for details with access questions. Please do not assume access to the property.

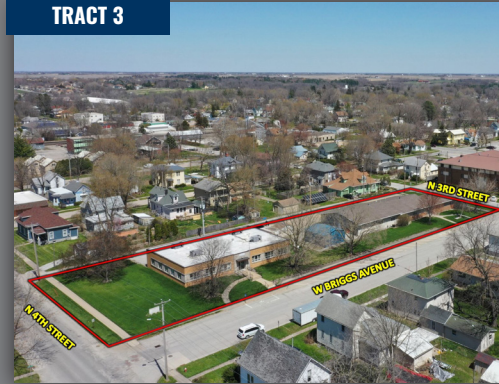
Other Auction Terms: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller.

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.

We obtained the marketing information from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

TRACT 3



TRACT 3 | JEFFERSON COUNTY | 1.20 ACRES M/L

301/307 W BRIGGS AVENUE, FAIRFIELD, IA 52556

Tract 3 - Office buildings and 1.20 acres m/l of B-1 Business zoned land located along West Briggs Avenue in Fairfield, Iowa. This property offers a great opportunity for office uses, investment or redevelopment. The west office building was built in 1965 and is a one story, 5,336 sq. ft. brick construction building with a partial basement below. This building features 12 individual offices, a conference room, reception area, and men's & women's restrooms on the main level as well as a break area, mechanical room and restroom in the basement. The east office building was built in 1960 and is a one story, 6,864 sq. ft. building with a basement under approximately 2/3 of the main level. This building features 9 individual offices, a reception area, three prior lab areas, a garage, and men's & women's restrooms on the main level as well as a large meeting room, an office, mechanical rooms, and men's and women's restrooms in the basement. The basement area of this building can be accessed by both internal and external staircases as well as a newer elevator installed in 1995. In addition to the two large office buildings, this site offers a 600 sq. ft. (24 ft. x 25 ft.) carport installed in 2012, a 216 sq. ft. metal building (12 ft. x 18 ft.) built in 1965, and a 192 sq. ft. (16 ft. x 12 ft.) shed built in 1985 that features an overhead door and a Kohler generator that services the west office building. Contact Agents or Fairfield Planning and Zoning Department for questions regarding current zoning and permitted uses. The property has frontage along West Briggs Avenue, North 3rd Street, and North 4th Street with parking access coming from an alley that runs along the north property line. All utilities and city services are available to the site.



OPEN HOUSE

BUILDINGS MAY BE INSPECTED DURING OPEN HOUSE ON:
SUNDAY, MAY 31ST, 2020 FROM 11:00 AM TO 1:00 PM

WEST BUILDING



EAST BUILDING



SHEDS



AGENTS

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ONLINE PROPERTY AUCTION

- 3 TRACTS AVAILABLE IN 3 IOWA COUNTIES
- LOCATIONS IN MOVILLE, DES MOINES & FAIRFIELD
- LIVE ONLINE BIDDING AT PEOPLES COMPANY.COM
- ALL BIDDING ENDS ON THURSDAY, JUNE 18TH AT 2:00 PM (CST)

FOLLOW US ON
SOCIAL MEDIA!



12119 Stratford Drive, Ste B
Clive, IA 50325
PeoplesCompany.com

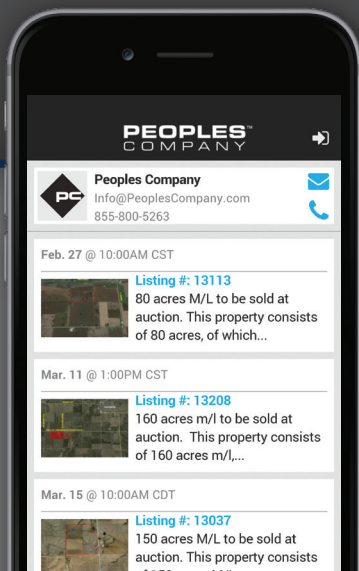


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SELLER:



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.



This is an **ONLINE ONLY** auction.
All bids must be placed online.

Bid online: PEOPLES COMPANY.COM | **LISTING #14978**