

REAL ESTATE AUCTION

20 ACRES m/l - ACREAGE – COMMERCIAL BUILDING - HOME

We will offer for auction the following Home & Commercial Building & Building site acreage located at 1425 Hemlock Ave, Wellman, IA which is ½ mile South of Wellman on Ginkgo Ave (W38), then 1 mile East on 140th St & ¼ mile South on Hemlock.

Tuesday – June 11, 2019 – 6:00pm

Washington County - Lime Creek Twp – Section 30

TRACT I: 10 ACRES m/l

w/16,000 sq ft Commercial Building & 2 Bedroom Home

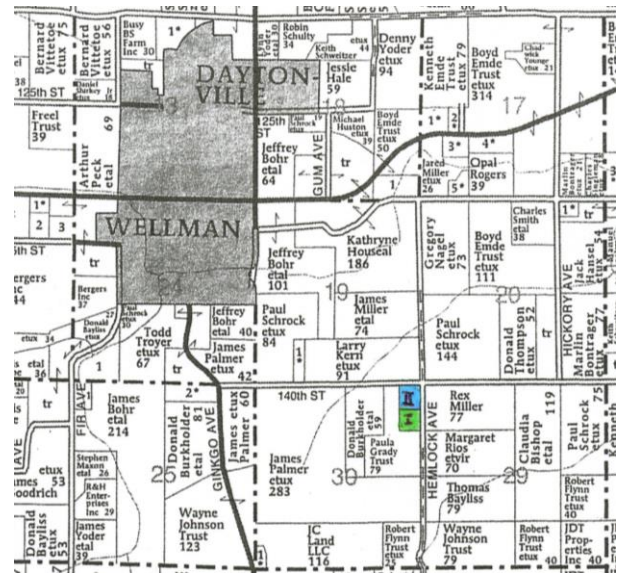
TRACT II: 10 ACRES M/L Building Site

AUCTION TO BE CONDUCTED ON SITE - To be sold as 2 individual Tracts

Tract I: 10 acres m/l w/16,000 sq ft Commercial building & 2 Bedroom home. The commercial space has endless potential as it encompasses large work areas w/ up to 14' ceilings, 12 overhead interior & exterior doors all w/openers (2-12'x12', 7-8'x10', 2-9'x12' & 1-8'x8'), open storage areas, offices, break room & restrooms. Within in this commercial space are the following details: 11,480 sq ft have 2 - 2013 Comfort Maker forced air



furnace / AC units, 10,400 sq ft have 55 degree underground cooling system, 12,728 sq ft are fully insulated, have vapor barriers, w/ steel lined walls & ceilings, 14,548 sq ft have concrete floors w/ drains & all walk thru & overhead doors are insulated steel & the windows have insulated glass, the 40'x104' room (formerly a paint room) has a Fire-lite Alarm-suppression system, its own ventilation system & a self-contained furnace. There is a Curtis Toledo 120 gal twin air compressor, Single & three phase electricity, Electric hot water heater & Beam central vac. The 2 Bedroom home features 1956 sq ft of living space, with the main floor containing: 23'x26' living/family room, kitchen w/oak cabinets, side-by-side refrigerator, gas range, Over the range microwave, dining area & walk in pantry, master bedroom w/walk in closet & bath with whirlpool tub & laundry room. The block wall basement installed in 1997, is finished & features a large family room, full bath & utility room. The utility room contains a 2013 Keeprite LP forced air furnace & central AC, electric water heater & water softener. The upper level has a bedroom, sitting room & walk in attic area. The attached 36'x24' three car garage w/door openers, is heated & insulated. The home has vinyl siding & asphalt shingles. This acreage is serviced with a 5" x 205' deep well w/submersible pump, an Onan Quiet Site II stationary LP gas powered generator. Home Gas of Wellman owns the 500 gal & 1000 gal LP tanks on this property, each with a lifetime transferable lease. Surrounding the home & commercial building are a variety of Maple & other shade trees. The balance of this



acreage has been seeded w/ grass/hay for many years. It has a beautiful view & is just a 1¼ miles from a hard surface road.

OPEN HOUSES: Wednesday MAY 15 & Monday MAY 20, 2019 5-7:00PM

Tract II: 10 acres m/l Building Site. This site is scenic, lies gently rolling with a great area for building a home & pond. It has been seeded with grass / hay for many years & is only 1½ miles from town & 1 mile from a hard surface road. This is a great opportunity for building your country dream home. **Note:** Buyer will be responsible for driveway to be installed.

Note: Seller will update septic to current Iowa Code immediately following the auction & provide a survey to divide the Tracts if sold to two separate parties. The tower in the back yard is owned by Federation Bank. Duwa's Auction Service LLC shall assume no liability for any errors, omissions or inaccuracies in the information provided. All critical information shall be independently verified.

TERMS: 15% down day of auction w/balance due on or before July 11, 2019, at which time the deed & abstract will be delivered. **POSSESSION & CLOSING:** On or before July 11, 2019.

TAXES: Prorated to date of closing.

Note: Personal equipment to be sold will be listed at later date. All announcements day of auction take precedence over all previous advertising.



Sandy Blum: OWNER

Attorney: Richard Bordwell, PO Box 308, Washington, IA 52353

Web: duwasauction.com

Not responsible in case of theft or accidents

Auctioneer: Dwight Duwa - 319-646-6775