

MINI STORAGE UNIT, OFFICE/STORAGE QUONSET BUILDINGS, SHOP & CROPLAND

To Be Sold At

PUBLIC AUCTION

Saturday, November 6, 2021 at: 10:00 A.M.

Located: 3142 255th Street, Sac City, IA. (Located just East on Sac City, IA. on Old Hwy. #20)

PARCEL # 1

Parcel # 1 includes the North portion of the property. Includes the mini-storage unit, Quonset storage building and an office building w/smaller Quonset addition.



MINI STORAGE FACILITY: 36'x90' constructed in 1994. Includes 16 – 10'x18' and 6- 6'x10' storage units. Great rental history and an attractive income generator.



OFFICE BUILDING w/connecting Quonset. Office area is approx. 22'x24' & Quonset storage area is approx. 25'x44'



QUONSET STORAGE BUILDING: Approx. 26'x67' in size w/overhead door

PARCEL # 2



SHOP BUILDING: Approx. 30'x64' w/overhead doors on both ends AND a connecting addition (approx. 36'x48') w/sloped concrete floor. ALSO included with PARCEL # 2 is approximately 8 + acres of cropland.

These properties will be offered as two parcels with the successful bidder to have choice of Parcel # 1 or Parcel # 2 or may select both parcels. In the event the high bidder selects both parcels, the sale is over. In the event the high bidder selects one parcel, the remaining parcel will then be offered.

This sale affords a great opportunity to acquire Income Producing property or the type of property that could be adapted to several uses. For more information, Contact the Auctioneers.

In Addition to the Live Auction, Simulcast Internet Bidding will be available. To Register to Bid, AT LEAST 24 HOURS PRIOR TO THE AUCTION, visit our website and/or contact the Auctioneers.

TERMS OF SALE

Purchaser(s) shall pay 10% of the purchase price on day of sale and sign a standard real estate contract agreeing to pay the balance in full on or before December 3, 2021. Real Estate Taxes for both parcels combined are \$ 1,224./year and will be pro-rated to date of closing. Any announcements made day of sale will supersede any advertising.

Eastside Storage Partnership, Owner

Sale arranged & conducted by:



Green Real Estate & Auction Co.

Sac City, IA.; ph. 712-662-4442

Mike Green & Jim Green, Auctioneers

www.greenrealestate-auction.com