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## PROPERTIES FOR SALE “AS-IS”

### FEBRUARY 2019

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#### OFFER DUE DATE

**SEALED OFFERS MUST BE POSTMARKED OR RECEIVED BY FEBRUARY 15, 2019 AT 5PM**

To be considered, please complete the “OFFER AND ACCEPTANCE FOR LANDUS COOPERATIVE PROPERTY”. The form is available online at

<http://www.landuscooperative.com/properties-for-sale/>

For additional information on the offer process, please contact:

Scott Smyth

2321 North Loop Drive, Ste. 220

Ames, IA 50010-8218

Office: 515-817-2170

[scott.smyth@landuscooperative.com](mailto:scott.smyth@landuscooperative.com)

## PROPERTY ADDRESS & PARCEL INFORMATION

603 West 2<sup>nd</sup> Street, Atlantic, IA 500228  
Parcel #303014264001000 (Cass County, IA)  
2.69 Acres

## LOCATION CONTACT INFORMATION

Location Manager

Jeremiah Thompson

O: 712-243-3582

[Jeremiah.Thompson@landuscooperative.com](mailto:Jeremiah.Thompson@landuscooperative.com)

## FIXED ASSETS – “AS-IS” CONDITION

|               |  |
|---------------|--|
| Building #1   | Metal Shop - Steet frame, concrete floor, built in 1960, 3640 SF |
| Addition #1   | Addition to Metal Shop, built in 1972, 672 SF                    |
| Addition #2   | Addition to Metal Shop, built in 1980, 252 SF                    |
| Other Item #1 | Two loading docks: 416 SF and 300 SF                             |
| Other Item #2 | Overhead Door - manual 16' x 14' (1960)                          |
| Other Item #1 | Paving 1,500 SF, Concrete Parking, Average Pricing, Built 1953   |

**Property – 603 West 2<sup>nd</sup>., Atlantic, IA**

