

12.93 Acres of Excellent Development Commercial Property in Sioux City, IA

LIVE & ONLINE AUCTION

Sunnybrook Plaza (Sioux City, Exit #2, Adjacent to Lowe's)

This will be a live auction with internet bidding available. (No buyer's premium)

SEPTEMBER 10, 2018 AT 6:30 PM

Property Address/Location: 5607½ Sunnybrook Dr. or adjacent to and North of Lowe's store, Sunnybrook Dr. Exit #2, off Hwy 75, Sioux City, IA. Auction Signs posted on property

Auction Location: This auction will take place @ Hampton Inn, 5555 Sergeant Rd, Sioux City, IA or Approx. 3-blocks South and 1 block west of subject property.

Go to www.beyerauctionrealty.com (Click Auctions) or
www.iowauctiongroup.com for terms, register to bid, photos and additional info.

Auctioneers' Note: Don't miss this grand opportunity to purchase this dynamic commercial property being sold at public auction Sept. 10, 2018. Please visit our website for full details or contact one of our auction representatives at www.iowauctiongroup.com

General Description: This is an outstanding opportunity to purchase 12.93 acres of commercially zoned development property in a high traffic booming area in Sioux City, Iowa. This property lends itself to multiple general commercial uses. Please see attachments on website (www.iowauctiongroup.com) for disclosure of zoning/commercial uses, as well as drone views, aerial maps and plat drawings. Utility maps are also posted on the website; however each individual will be responsible for verifying the availability of all utilities.

Zoning: This property is zoned general commercial; please see attachments on website for permitted or conditional uses of this property.

Abbrev. Legal Desc.: Lot 3, Sunnybrook Plaza, 2nd filing to the City of Sioux City, IA, Woodbury County, except 3 small tracts. Please note boundary survey pins for visual identification.

Method Of Sale: This property will be sold on a "per square foot basis" and final bid will be multiplied by 563,230sq.ft. Square footage is based off survey and public record, however, seller and/or its agents make no representation or guarantee as to actual size.

Closing & Possession: On or before October 10, 2018

Real Estate Taxes: Taxes will be prorated to date of closing. Current are \$358 per year.



OPEN HOUSE / INSPECTION

Thursday, August 16, 2018 from 5-7pm Thursday, August 23, 2018 from 5-7pm

If these times are not convenient to view the property, Contact one of the auctioneers listed below to set up an appointment

Go to www.beyerauctionrealty.com (click Auctions) or www.iowauctiongroup.com
for complete list of information, brochures, registering to bid, and photos and videos.

Terms: Cash or letter of financial pre-qualification required. 10% non-refundable down payment is due day of auction. Balance will be due on or before October 10, 2018 at which time buyer(s) will be granted possession. Buyer(s) will be asked to enter into a written agreement specifying these terms day of auction. This sale is subject to owner's confirmation. Property will be sold in "As Is" condition, and any inspections will be the Buyer's expense and must be completed prior to the auction on September 10, 2018. All perspective purchasers are encouraged to inspect this property and verify all data provided. Any announcements made the day of the auction will supersede any previously given information. Beyer Auction & Realty/Iowa Auction Group will be representing the sellers in this transaction. If any additional information is desired, please contact one of the auctioneers/representatives listed below.

American State Bank - Owner

Sioux Center, IA

Brian Van Engen - Attorney for Sellers

You may also contact the two following brokers for information:

Midwestern Land & Auction - Jack Seuntjens 712-880-1234

Klein Realty & Auction - Jim Klein 712-540-1206

Other affiliate auctioneers Kevin Cone & Denny O'bryan



Broker/Auctioneer: Del Beyer
712-348-2738

Auctioneer/RE Sales: Doug Houlton
712-251-5188



Iowa Auction Group
www.iowauctiongroup.com

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