

PUBLIC AUCTION

WEDNESDAY, MAY 22, 2019 • SALE TIME: 7:30 P.M.

118 N MAIN STREET, AURELIA, IA



LEGAL DESCRIPTION: Lot Seventeen (17), Block Eleven (11) to the Town of Aurelia, IA.

GENERAL DESCRIPTION: In the offering is a really nice commercial building in downtown Aurelia, Iowa, situated on a 25 ft. frontage lot by 100 ft. deep with alley access. There is forced air heat and central air on the main floor and forced air heat upstairs along with central air in the street front room. This building is built on a poured concrete foundation and is in well above average condition, hardwood floors on the main floor, decorative tin ceiling on main floor and upstairs, a main floor mezzanine. This would be an excellent purchase if you have been searching for a building.

The upstairs could very easily be a living quarters with the large living room, bathroom, kitchen area and the back half of the building could be used for possible bedrooms or whatever you want to make of it.

TERMS: The buyer is expected to pay down ten percent (10%) on the day of the auction and sign a real estate contract agreeing to pay the balance on or before June 21, 2019 at which time the seller will furnish the buyer with a warranty deed and an abstract showing clear and merchantable title.

TAXES: The seller will pay all of the taxes up until the date of settlement and all prior taxes. The net yearly taxes are \$256.

POSSESSION: On the date of settlement or sooner with the seller's consent.

AUCTIONEER'S NOTE: If you are looking for a good structure for any purpose, you may want to make an appointment and take a look at this building prior to the auction. If you have any questions, please do not hesitate to contact the auctioneers or the owners at the telephone numbers listed below. The auctioneer/realtor in this transaction represents the seller only.

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