

REAL ESTATE AUCTION

SELLING THE UNITED AUCTION CENTER AND ADDITIONAL 3.8 ACRES October 21, 2023 10:00 AM

On Site, 610 N Matteson Street , Maquoketa, IA



Approximately 6400 square feet building with sales arena, clerk's hall, offices, former kitchen, cafeteria, warehouse and storage. There is a second level with living quarters. An additional 12x30 feet building for equipment storage.

Parcel 1

*14.06+/- Acres
(13.66) Zoned I-3
6400+/- SF Building
Livestock Pens
Scale, Load Out
Chutes*

Parcel 2

*3.8+/- Acres
Zoned A-1
Many Potential Uses*



Livestock sales facility with arena chair seating for 455 plus 150+/- general seating. There is a 100,000 pound scale, 40,000+/- square feet of covered livestock pens , and 40,000+/- square feet open livestock pens.

Sale Method: To be offered as 2 parcels on a lump sum basis. All bids are open for advancement until the Auctioneer announces that the real estate is sold or that the bidding is closed. Bidding increments are solely at the discretion of the Auctioneer. All decisions of the Auctioneer are final. Seller reserves the right to accept or reject any or all bids.

Minerals: All mineral interest owned by the Seller, if any, will be conveyed to the Buyer.

Earnest Payment: A 10% Non-refundable earnest money payment is required on the day of the auction. The earnest payment may be paid by personal check. All funds will be held in the trust account of East Iowa Real Estate.

Property Taxes: Sellers to pay real estate taxes pro-rated to closing date. Current taxes are Parcel 1-\$5766, Parcel 2-\$286.

Conditions: This sale is subject to all easements, covenants, restrictions of record. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence regarding the property. The property and fences are sold on an "AS IS-WHERE IS" basis with no warranties or guarantees; either expressed or implied by the Seller, East Iowa Real Estate or the Auctioneer. Acreage figures are not guaranteed.

Contract and Title: Buyer to enter into a real estate contract & deposit the required earnest money. No financing contingency.

Closing and Possession: Closing on or about 12/7/2023. There is a tenant for the west 1/2 of the livestock pens and access to the loading chutes on a month to month basis. The tenant will be terminated prior to closing if the successful bidder wants the property vacant. There will be no proration of rental income to the buyer at closing.

Sellers: Thomas J. and Patricia Scheckel

Announcements: Property information provided herein was obtained from sources deemed reliable, but East Iowa Real Estate, the Auctioneer or Seller makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. All sketches, dimensions, and acreage figures in this information are approximate or "more or less". Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. No absentee or telephone bids will be accepted at the auction without prior approval of the East Iowa Real Estate.

Agency: East Iowa Real Estate, the Auctioneer & Representatives are Agents of the Sellers.

For additional information or to arrange a property showing contact:

Chuck Schwager, Broker 563-599-4277

WWW.EASTIOWALAND.COM

East Iowa Real Estate, Maquoketa, IA 52060

