

WHITAKER MARKETING GROUP

JUNE
25
5:00 PM

— MANNING, IOWA —

COMMERCIAL BUILDING SEALED BID AUCTION

11,760 SF +/- COMMERCIAL BUILDING SPACE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

Whitaker Marketing Group is a licensed real estate brokerage and auction company providing land auctions, equipment auctions, appraisals, and online auctions. We specialize in Farmland and Fundraising. Licensed in Iowa • David Whitaker License # B61078000 Firm # F06262000 • 101 US 69, Huxley, Iowa 50124

Carroll County, Iowa

Sealed Bid Commercial Building:

Tuesday, June 25, 2024 at 5:00 pm

Whitaker Marketing Group is honored to present a Commercial Building located at 503 West Street, in Manning, Iowa.

This property boasts rental income and great investment potential. The property is composed of one tract, located at 503 West Street, in Manning, Iowa.

Highlights:

- Investment Potential
- Potential Rental Income
- Endless Possibilities
- 3- Phase Electrical

Location of Building:

503 West Street, Manning, IA 51455, located on the West side of Manning, Iowa.

Directions to the Building:

From Casey's in Manning, Iowa, proceed west on 6th Street for just 0.7 miles. At that intersection 0.7 miles away, the building is situated on the northwest side, to the left.

Location of the Auction:

Sealed Bid Auction due by 5 PM CST on June 25th, 2024. You can download the bidding packet from our website or we can mail you a bidding packet.

Size: 11,760 SF +/- total for both Metal Commercial Buildings

Building 1 Store:

Year Built: 1979

Gross Building Area: 10,464 SF

Flooring: Asphalt Tile

Framing: Steel

Roof: Metal/Stl/Insul (51'-79' Wide)

Struct Floor: 4' R'Concrete

HVAC: Combination Forced Hot Air - Air Conditioning

Plumbing: 1-Sink-Kitchen, 1-Stainless Steel Sinks, 2-Stainless Steel Sinks (lounge)

Building 2 Store:

Year Built: 1961

Gross Building Area: 1,296 SF

Electrical: Lighting Only

Framing: Pole Construction

Roof: Metal/ Frame (< 50' Wide)

Struct Floor: 4' R'Concrete

Struct Floor: Earth

HVAC: No HVAC

Yard Extras:

#1- (1) Paving- Concrete, 6,800 SF, Concrete Parking, Average Pricing, Built- 1994

#2- (1) Yard Lighting- 1 Pole, 25 Pole Hight, 1 Light, 400 Watts, Built- 1979

#3- (1) Sidewalk Lift- 1 Sidewalk, Built 1994

Zoning: C-2, Central Commercial District

Utilities: The building has all utilities in place. (City of Manning) Fiber Internet to the building.

Taxes: \$6,500 Estimated

Legal Description: 18-82N-36W Parcel ID: 13-18-478-002

Condition: Property is offered on an "AS - IS" basis

Rental Status: The building is currently not rented out.

Environmental: The owner knows of no environmental hazards, but buyers are responsible to perform their own due diligence on all environmental risks.

TERMS & CONDITIONS

Auction Sales Method: The real estate will be offered as 1 tract(s) of real estate.

Sealed bids: Written bids will be received at the office of Whitaker Marketing Group, on or before June 25th, 2024 at 5 PM CST. The seller would like 72hrs to consider the bids before notification to the winner. No other bidding round will be performed. This is a one-chance sealed bid.

Written bids can be mailed to Whitaker Marketing Group, 101 US Hwy 69, Huxley, IA 50124 or emailed to info@wmgauktion.com. Bidding packet can be downloaded from our website or we can mail you a bidding packet.

Bids should be for the total price, not per acre.

Please submit your highest and best offer, as there will be no oral bidding. Seller reserves the right to reject any and all bids and to modify bidding requirements at their discretion.

Survey: At the buyer's option and expense, they can have the property surveyed if desired. The final contract price will not be adjusted to reflect any difference between the advertised and actual surveyed acres..

Minerals: All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

Taxes: The real estate taxes will be pro-rated to the day of closing.

Contract and Title: After the seller has picked the winning bid at the conclusion of the bidding, the high bidder(s) will enter into a real estate contract and the earnest money will be deposited in the Real Estate Trust Account of the seller's attorney. The Seller will provide a current abstract of title at their expense. The seller reserves the right to reject any and all bids. Subject to the first right of refusal.

Earnest Payment: Earnest money in the amount of ten (10%) percent of the contract price shall be due with the acceptance of the offer. The payment may be in the form of a cashier's check, personal check, company check, or wired funds. Earnest money will be deposited in the Real Estate Trust Account of the seller's attorney.

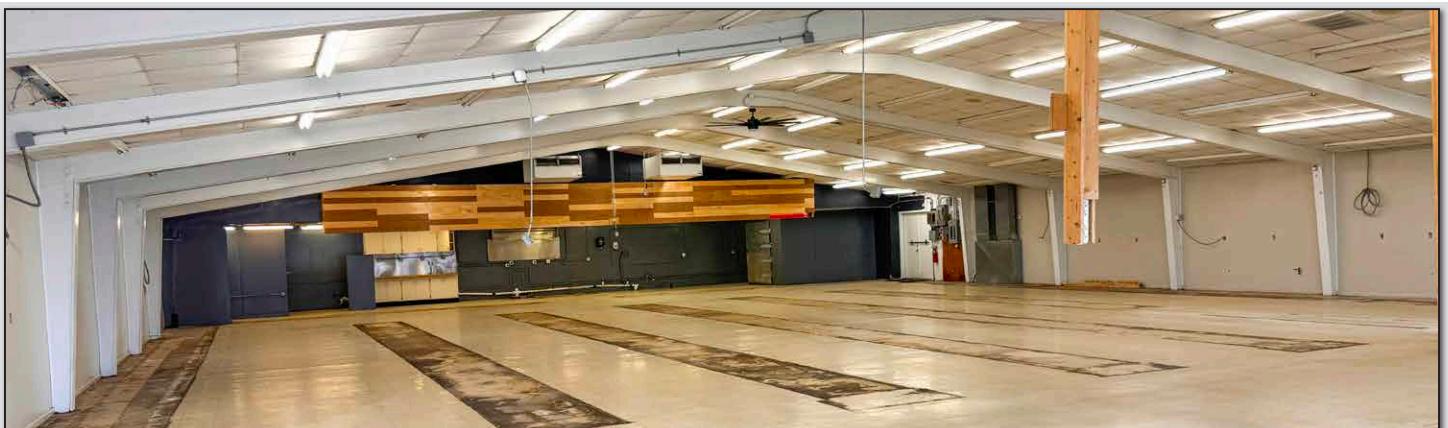
Closing: The sale closing is on August 9th, 2024, or such other date agreed to by both parties. Certified funds will be required at the time of closing for the remaining balance of the purchase. The balance shall be paid in the form of certified funds upon closing.

Possession: Possession will be granted at closing, or such other date agreed to by both parties, subject to the current commercial lease.

Agency: Whitaker Marketing Group stipulates that they are representing the seller exclusively in this transaction. Whitaker Marketing Group acts as the Auctioneer and Auction Company. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Notice: All information contained in this brochure has been gained from sources considered to be reliable. However, bidders are invited to inspect the property and make their own investigations with respect thereto. This sale is subject to all easements, covenants, leases, and restrictions of record. All sales are presumed to be made by the individual judgment of the purchaser. All property is sold on an "As is- Where is" basis with no warranties or guarantees, expressed or implied, made by the Realtor or Seller. All map boundaries are approximate, and photographs used may or may not depict the actual property. All bids will be on a whole dollar amount basis. Seller reserves the right to reject any and all bids. Any announcements made auction day by the auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the auctioneer. All decisions of the auctioneer are final.

Seller(s): Ramsey Realty LLC





SEALED BID FORM AT
IOWALANDGUY.COM



WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

SEALED BID AUCTION COMMERCIAL REAL ESTATE

CARROLL COUNTY, IOWA

Bids Due:

TUESDAY, JUNE 25, 5:00 PM



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WHITAKER**

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SEALED BID AUCTION COMMERCIAL REAL ESTATE BUILDING

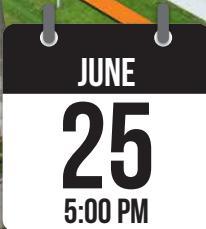
11,760 SF±

COMMERCIAL
BUILDING SPACE



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE

CARROLL COUNTY, IOWA



Property Location:
**503 West Street
Manning, IA 51455**

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