

# Real Estate Auction

**10,000 s.f.  
Commercial Building**

**102 Meadow Street  
at corner of US Hwy 61 (Wapello Road)  
Mediapolis, Iowa**

**Friday, October 20  
at 9:00 a.m. at the property**



This 10,000 square foot commercial building has been the home of New Era Printing since 1990. The front 7,000 square foot building was originally the site of a farm implement dealership. The rear 3,000 square foot metal building was constructed by New Era Printing in 2001.

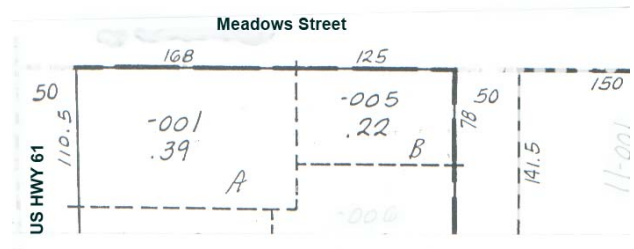
The land consists of two tracts. Tract "A" is located at the corner of Meadow Street and Wapello Road and has 110.5' of frontage on Wapello Road, also known as U.S. Highway 61. Tract "A" is 110.5 frontage on Highway 61 and 168' frontage on Meadow Street. Tract "B" features 125' of frontage on Meadow Street and 78' of frontage on Green Acres Street.

The property is zoned "C-1" General Commercial, and some permitted uses under C-1 zoning are: Printing and publishing houses; grocery stores; service stations; convenience stores; banks; eating and drinking establishments; drive-in establishments; lumber and building materials; and professional offices.

2005/2006 Real Estate Taxes: \$3,806.00

Tax Parcel Number: 061T 0025200

**Terms of Sale:** An earnest money deposit in the amount of 20% of the bid price will be required on day of sale, and the balance will be due in cash or guaranteed funds at closing on or before November 22, 2006. Title will be conveyed by warranty deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2006 and subsequent. Seller will furnish updated abstract of title. Taxes will be prorated to date of closing. Possession will be at closing. The successful bidder will enter into a contract of sale at the auction sale. The contract will not be contingent upon financing. A copy of the sales contract will be posted on the premises for review before the auction sale. The sale is subject to the Seller's reservation of a minimum selling price. The property is being sold in an "as is" condition. Any announcements made day of sale will take precedence over prior advertising and printed matter.



**A** A part of Lot No. 10 of HEMPHILL'S SUBDIVISION to the Town of Mediapolis, Iowa, in the North 1/2 of the SE 1/4 of Section 26, Township 72 North, Range 3 West of the 5th P.M., Des Moines County, Iowa, described as follows: Commencing at the center of said Section 26; thence South along the 1/4 Section line 592.0 feet; thence South 88 degrees 56' East 50.0 feet to Easterly R.O.W. line of U.S. Highway No. 61 and the Southerly R.O.W. line of Meadow Street, the point of beginning; thence continuing South 88 degrees 56' East along said R.O.W. line of Meadow Street 168.0 feet; thence South 110.5 feet; thence North 88 degrees 56' West 168.0 feet to the Easterly R.O.W. line of Highway No. 61; thence North along said R.O.W. line 110.5 feet to the point of beginning, containing 0.426 Acres, more or less. Subject to easements of record.

**B** A part of Lot No. 10 of HEMPHILL'S SUBDIVISION of the North Half (N1/2) of the Southeast Quarter (SE1/4) of Section 26, Township 72 North, Range 3 West of the 5th P.M., in the Town of Mediapolis, Des Moines County, Iowa, described as follows: Commencing at the center of said Section 26; thence South along the 1/4 Section line 592.0 feet; thence South 88 degrees 56' East along the South line of Meadow Street 218 feet to the point of beginning; thence continuing South 88 degrees 56' East along the South line of Meadow Street 125 feet; thence South 78 feet; thence North 88 degrees 56' West 125 feet; and thence North 78 feet to the point of beginning.

**Inspection:** The property may be inspected prior to the auction day by appointment. Contact Richard Goughnour, Owner, at (319) 394-9054 for viewing. The property will also be open for inspection from 8 a.m. on auction day October 20.

Seller's Attorney and closing for Seller: James W. Miller, 205 Washington St., Burlington, Iowa (319) 752-4537

See [www.cottenauctions.com](http://www.cottenauctions.com) for photos, virtual tours, and any updates regarding this offering.

*auction conducted by*  
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