

LIVE & ONLINE BIDDING COMMERCIAL BUILDING AUCTION

TRACT 1

0.91 Acres
2,790 SF +/-
Metal Commercial Building
(30' x 94')

401 W 1st Street, Huxley, IA

TRACT 2

0.51 Acres
3,200 SF +/-
Metal Commercial Building
(40' x 80')

302 Railway Street, Huxley, IA

GREAT LOCATIONS FOR OFFICE,
SERVICE, OR COMMERCIAL USE

STORY COUNTY, IOWA

GREAT INVESTMENT POTENTIAL

Auction Time & Location:

THURSDAY JULY 27, 10AM

Huxley Communications
400 S. Main Ave, Huxley, IA 50124

OFFERED AS 2 TRACTS

Approval Letter Required:

Bank approval letter is required before bidding on this auction. If you are a cash buyer please provide us with a statement of the funds.

Open House:

JULY 2, 2023, 3:00 PM - 5:00 PM

Parcel # 13-23-325-220 & 13-26-221-007

LOCATED ON THE WEST SIDE OF HUXLEY, IOWA

Seller: Huxley Communications Cooperative



MORE INFO & ONLINE BIDDING AT
WMGAUCTION.COM



WHITAKER MARKETING GROUP
AUCTIONS | REAL ESTATE



DAVID & ANN WHITAKER
Auctioneers/Real Estate Agents
515.996.5263

TERMS AND CONDITIONS

Story County, Iowa 2 Commercial Office Building For Sale

Whitaker Marketing Group is honored to present a Commercial Office Building located at 401 W 1st St Huxley, Iowa and 302 W Railway St Huxley, Iowa, located in Story County.

These properties boasts rental income and great investment potential. The property is composed of Two tracts, located at 401 W 1st St Huxley, Iowa 50124 and 302 W Railway St Huxley, Iowa 50124.

Highlights:

- Investment Potential
- Equipment Included
- Endless Possibilities

TERMS & CONDITIONS

Auction Info: July 27, 2023, 10:00 am
Huxley Communications
400 S. Main Ave, Huxley, IA 50124

Open House: July 2, 2023, 3:00 pm – 5:00 pm

Auction Sales Method: The real estate will be offered as 2 tract(s) of real estate. We will determine the high price on each tract and then we will post the bid. We will take a quick break and then come back and sell each tract separately. If you would like to buy both buildings you will need to buy them each individually as they will not be combined.

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: Immediately upon 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.

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 Sept 11th, 2023 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. We will work with you on a closing date if you are working with a 1031 tax deferred exchange.

Possession: Possession will be granted at closing, or such other date agreed to by both parties.

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.

BBC: If you are bringing a buyer to the auction we will require a copy of your agency form presented at the auction.

Buyers Premium: 5% Buyer's Premium - There will be an additional 5% fee added to the hammer price paid by the buyer.

Approval Letter Required: Bank approval letter is required before bidding on this auction. If you are a cash buyer please provide us with a statement of the funds.

Seller(s): Huxley Communications Cooperative

AUCTION INFORMATION

Auction Time & Location:

THURSDAY JULY 27, 10 AM

Huxley Communications
400 S. Main Ave, Huxley, IA 50124

OPEN HOUSE: JULY 2, 2023, 3:00 PM – 5:00 PM

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. 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.

More Info & Online Bidding at: WMGAUCTION.COM



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info@wmgauction.com

TRACT 1: 401 W 1ST STREET, HUXLEY, IA

Prime Location for Your Versatile Commercial Building with Multiple Permitted Uses and Essential Equipment

Welcome to 401 West 1st Street, Huxley, Iowa, an exceptional commercial building that offers endless possibilities for various business ventures. Whether you envision a mechanic's shop, a small engine shop, or any other permissible use, this property provides the perfect foundation for your entrepreneurial aspirations.

What sets this property apart is its unbeatable location. Situated in a prime area, it enjoys excellent visibility and easy access, ensuring convenient interactions with customers and suppliers. The strategic positioning amplifies your business's potential to attract a steady stream of clientele, giving you a competitive advantage from the start.

Inside the building, you'll discover a spacious and adaptable layout that can easily accommodate a range of purposes. While it's ideal for a mechanic's shop or small engine shop, this property also caters to various other ventures permitted by the zoning regulations. Whether you're considering an agriculturally based company, a manufacturing facility, a storage space, or any other permissible use, this building provides the flexibility to bring your vision to life.

Additionally, the property comes equipped with essential amenities to support your operations. Benefit from the convenience of a commercial-grade Hotsy pressure washer for efficient cleaning of vehicles or equipment. Furthermore, the inclusion of a jib crane and a trolley crane ensures seamless lifting and transportation, simplifying the handling of heavy objects.

Embrace the support of the local market and the welcoming community in Huxley, known for its appreciation of diverse businesses. This location presents numerous opportunities for growth and success across various industries.

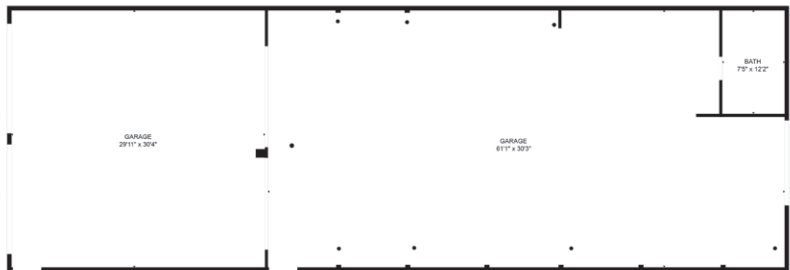
Parcel # 13-23-325-220

Taxes: \$2,448

0.91 Acres

2,790 SF +/-

**Metal Commercial Building
(30' x 94')**



TRACT 2: 302 W RAILWAY STREET, HUXLEY, IA

Versatile Commercial/Industrial Building with a Wide Range of Permitted Uses

Discover endless possibilities with this commercial/industrial building located at 302 Railway St, Huxley, Iowa. Offering a variety of permitted uses as per the M-1 District zoning regulations, this property provides a fantastic opportunity for a diverse range of businesses.

The building features a spacious interior with approximately 3,200 square feet of flexible floor space. It can be easily adapted to accommodate different purposes, making it ideal for a multitude of ventures. Whether you're considering an antique shop, art studio, bakery, confectionery store, dance studio, hotel, office space, restaurant, retail store, service station, or any other permissible use, this building has the potential to meet your needs.

Situated in a prime location, the property benefits from excellent visibility and easy access, making it convenient for both customers and employees. The M-1 District permits a wide range of businesses, from retail establishments to service-oriented enterprises, ensuring that your chosen venture aligns with the surrounding commercial landscape.

This building is not only strategically located but also borders the Heart of Iowa bike trail, attracting passersby and outdoor enthusiasts. Take advantage of the trail's popularity and incorporate it into your business concept, such as a bike rental shop, a café with outdoor seating, or a retail store catering to trail users.

Furthermore, this property benefits from its location in Huxley, a vibrant community that attracts visitors and residents alike. Take advantage of the supportive local market, nearby amenities, and a welcoming community to establish and grow your business.

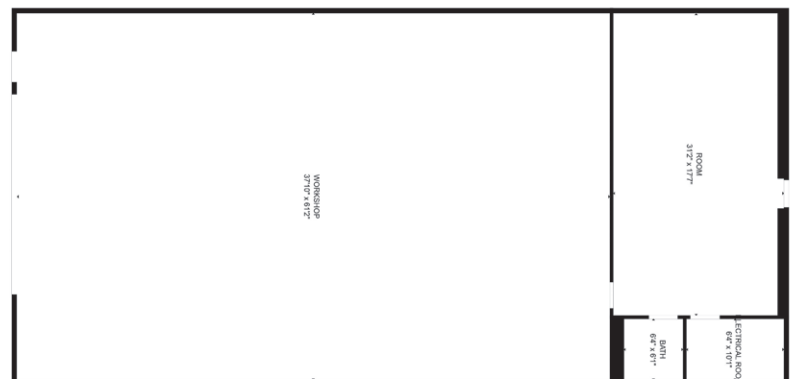
Parcel # 13-26-221-007

Taxes: \$2,000 Estimated

0.51 Acres

3,200 SF +/-

**Metal Commercial Building
(40' x 80')**



WHITAKER MARKETING GROUP

101 US 69, Huxley, Iowa 50124

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STORY COUNTY, IOWA

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