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COMMERCIAL AUCTION

SIMULCAST LIVE AND ONLINE

Adams County, Iowa

Saturday, July 13, 2024 | 10:00 AM

Live auction at the property | 2058 Hunter Trail, Corning, Iowa 50841

Highlights:

- Commercial properties in a good location
- Two joined properties, able to purchase both
- Commercial auction starting at 10:00 am with tools and equipment sale to follow by Hartstack Auction Group



For additional information, please contact:

Kam Hartstack, Agent/Auctioneer

(816) 510-7859

KHartstack@FarmersNational.com

Bidding starts | Friday, July 12, 2024 at 8:00 AM

Bidding closes | Saturday, July 13, 2024, at close of live event

To register and bid go to: www.fncbid.com

Property Information

Directions to Property: From the highway 148 and highway 34 intersection, the property is .3 miles north to Hunter Trail and .3 miles east. Properties will be on the South side of the road.

Legal Description:

Tract 1: Parcel ID 3360100 Legal Description 150' X 280' PC NW SE 02-71-34 CORNING IN JASPER TWP

Tract 2: Parcel ID 9164100 Legal Description E20'OF S50'OF W750' 18.5A OF NW SE TRACT 135' X 330' 2-71-34 CORNING/JASPER TWP

Property Description: Two commercial properties located in Corning, Iowa

Taxes:

Tract 1: \$412.00 twice a year, \$824.00 per year

Tract 2: \$212.00 twice a year, \$424.00 per year

Buildings:

Tract 1 - store front building: .96 acres, built in 1955 with addition in 1960, in fair condition

Tract 2 - 51 x 79 - foot steel building built in 1950, in fair condition, 1.02 acres

Aerial Map





Simulcast Auction Terms

Taxes: Real estate taxes will be prorated to closing.

Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold on an "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied, by the Seller or Farmers National Company.

Possession: Ownership will be granted at closing on August 12, 2024 or such other date agreed to by the parties. Subject to current lease.

Earnest Payment: A 10% earnest money payment is required on the day of the bidding. The payment may be in the form of cashier's check, personal check, company check, or wired funds. All funds will be deposited and held by Wiapa Law.

Contract and Title: Immediately upon conclusion of the bidding, the high bidder(s) will enter into a real estate contract and deposit with the closing agent the required earnest payment. The Seller will provide a current abstract of title at their expense. The cost of title insurance will be equally paid by both the Seller and Buyer(s). **Sale is not contingent upon Buyer(s) financing.**

Closing: The sale closing will be on August 12, 2024, or such other date agreed to by the parties. The balance of the purchase price will be payable at closing in guaranteed funds or by wire transfer at the discretion of Wiapa Law.

Sale Method: The real estate will offered in multiple tracts. 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. Absentee or telephone bids will be accepted with prior approval of Farmers National Company and Seller. All decisions of the Auctioneer are final.

Approval of Bids: Final sale is subject to the Seller's approval or rejection.

Agency: Farmers National Company and its representatives are acting as Agents of the Seller.

Announcements: Information provided herein was obtained from sources deemed reliable, but neither Farmers National Company nor the Seller makes any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusions. All sketches, dimensions, and acreage figures are approximate or "more or less." Any announcements made auction day by Farmers National Company will take precedence over any previous printed materials or oral statements. Farmers National Company and Seller reserve the right to preclude any person from bidding if there is any question as to the person's credentials or fitness to bid.

Auctioneer: Kam Hartstack

Online Simultaneous Bidding Procedure: The online bidding begins on Friday, July 12, 2024, at 10:00 AM. Bidding will be simultaneous with the live auction at 10:00 AM on Saturday, July 13, 2024, with bidding concluding at the end of the live auction.

To register and bid on this auction go to: www.fncbid.com

All bids on the tract will be visible online, but the identity of bidders is confidential. See auction terms and conditions for minimum bid requirements and details.

Server and Software Technical Issues: In the event there are technical difficulties related to the server, software, or any other on-line auction-related technologies, Farmers National Company reserves the right to extend bidding, continue the bidding, or close the bidding. Neither the company providing the software nor Farmers National Company shall be held responsible for a missed bid or the failure of the software to function properly for any reason. E-mail notification will be sent to registered bidders with updated information as deemed necessary by Farmers National Company.



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