



**Commercial Property Located in
Burlington, Iowa**



AUCTION

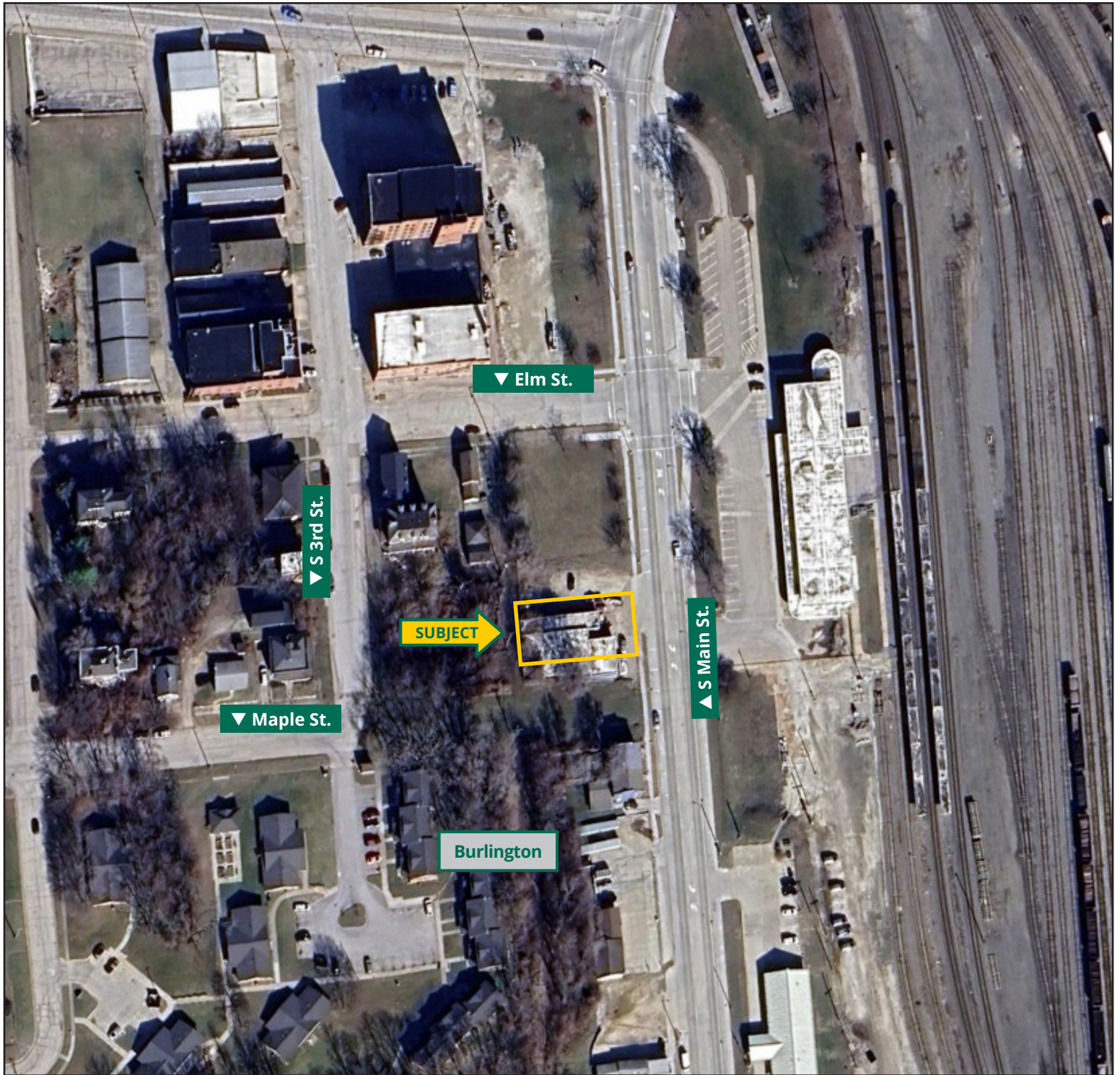
In-Person
Tuesday
February 25, 2025
10:00 a.m. CST
Burlington, IA

**Commercial
Property**

Des Moines County, IA



ELLIOTT SIEFERT
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



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321 S Main St., Burlington, IA 52601



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Location

Within the city limits of Burlington, Iowa on the west side of S Main St.

Address

321 S Main St.
Burlington, IA 52601

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,280.00
Net Taxable Acres: 0.183
Contact agent for additional tax information.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Buildings/Improvements

- 3,060 sq. ft. warehouse (1947)
- 5,473 sq. ft. warehouse (1955)
- 1,053 sq. ft. retail store (1947)
- Mercury Yard Lighting (1947)
- Concrete paved parking lot (1947)
- Chain link fencing (1955)

Water & Well Information

City of Burlington water.

Comments

Commercial building located on the south side of Burlington, Iowa.

Disclaimers

- No Agent, Broker or any representative of Hertz has had any access to the property so therefore has no knowledge of the accuracy of the County Assessors information.
- This property is being sold by Court order.
- Accordingly, the property is being sold "As-is"; no potential buyer will have authority to enter or inspect the property prior to auction and sale.
- Sale of property will be subject to Court approval; and then property will be conveyed to the successful buyer via Referee's Deed.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

Looking West



Northeast looking Southwest



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Date: Tues., February 25, 2025

Time: 10:00 a.m.

Site: First United Methodist
Church Loft #2
416 Jefferson St.
Burlington, IA 52601

Seller

ACC 932 LLC

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Elliott Siefert

Attorney

Beau Buchholz
Engelbrecht & Buchholz, PLLC

Method of Sale

- Commercial property being offered through a referee sale.
- Sale is subject to court approval.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase within 10 days of court approval of sale or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will not be prorated to closing date.

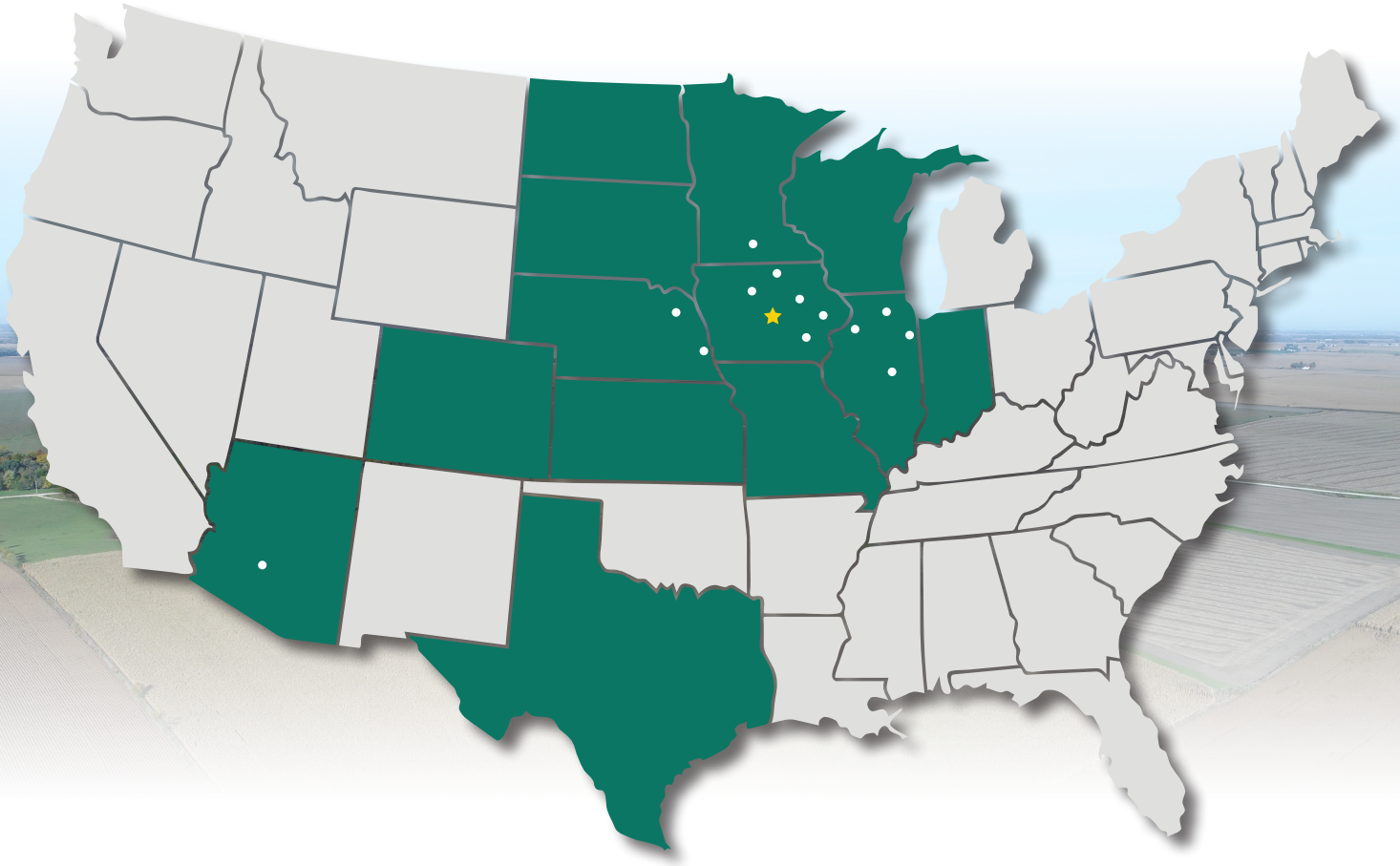
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Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will not provide an Abstract of Title. If there are any escrow closing service fees, they will be at buyer's cost.

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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