

TRACT 1

PLYMOUTH COUNTY, 1.49 ACRES M/L

LISTING #13720

78 South Street, Akron, IA 51001

Listing #13720: 1.49 acres m/l of commercial land and five buildings located in Akron, Iowa. This site is a great opportunity for an end user, possibility for re-development, or investment along primary corridor. Site is located in the Highway Commercial District zoning area (contact agent or the City of Akron for questions about permitted uses and zoning). Utilities are available to the site with Sewer, Water, and Electric through the City of Akron. Natural gas provider would be MidAmerican. Property is located on the southwest side of Akron with frontage along IA Hwy 3/IA Hwy 12. Property has good access from side street (South Street). Per 2015 traffic counts, there are over 4,000 vehicles that pass by this property daily. *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 3,500 sq. ft. brick and concrete block building built in 1952 with five garage stalls and overhead doors.
- #2 - 3,600 sq. ft. pole building built in 1996 with six garage stalls and complete with a steel roof and steel siding.
- #3 - 1,650 sq. ft. hoop building foundation built in 2000 with the hoop framing and canvas NOT included.
- #4 and #5 - Two older storage/garage buildings measuring 784 sq. ft. and 320 sq. ft.

See website attachment "Building and Site Information" document for more details on the buildings.



Building #1



Building #1



Building #1



Building #1



Building #2



Buildings #4, 5

TRACT 2

SIoux COUNTY, 13.17 ACRES M/L

LISTING #13719

3110 Eagle Avenue, Rock Valley, IA 51247

Listing #13719: 13.17 acres m/l of commercial land and four buildings located in Rock Valley, Iowa in the Westview Business Park area along primary highway US Hwy 18. The zoning for this site would be Light Industrial (contact agent or the City of Rock Valley for questions about permitted uses and zoning). Utilities are available to the site with Sewer and Water through the city of Rock Valley, Electric through North West REC, Natural Gas through MidAmerican, and Fiber Optic through Premier Communications. The two small sheds located north and east of Building #1 have been removed and will not be included with the sale of the site. Property is located on the western edge of Rock Valley with frontage along US Hwy 18. Property has good access from side street (Eagle Avenue). Per 2015 traffic counts, there are over 5,000 vehicles that pass by this property daily on US Hwy 18. There are three easements on this property. A road Right Of Way (ROW) easement along the western edge, an easement for the Rock Valley sign in the northeast corner, and a utility easement through the northern portion of the property. *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 7,525 sq. ft. precast concrete building built in 1996 with four garage stalls and power overhead doors. This building consists of two separate shop areas with just over 1,000 sq. ft. of finished office area.
- #2 - 3,600 sq. ft. pole building built in 1996 with six garage stalls and complete with a steel roof and steel siding.
- #3 - Approximately 1,960 sq. ft. dome building built in 1996 with concrete foundation and stick built roof.
- #4 - 320 sq. ft. insulated building with large overhead door and concrete floors.

See website attachment "Building and Site Information" document for more details on the buildings.



TRACT 3

MONONA COUNTY, 9.83 ACRES M/L

LISTING #13718

210 or 39261 Iowa Hwy 37, Soldier, IA 51572

Listing #13718: 9.83 acre m/l property and three buildings located in Soldier, Iowa. This site is a great opportunity for an end user, possibility for re-development, or investment along primary corridor. There are also approximately 4 acres of tillable farmland located on the south side of this property. Site does not currently have a zoning designation and future zoning and property taxes will be subject to the properties use (contact agent for questions about permitted uses and zoning). Utilities are available to the site with Sewer and Water through the City of Soldier and Electric through the MidAmerican. Property is located on the southwest side of Soldier with frontage along IA Hwy 37. Property has good access from side street (South Street). *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 2,400 sq. ft. pole building built in 1996 with three garage stalls and power overhead doors. Building is insulated, has finished office area, and concrete floors.
- #2 - 2,550 sq. ft. pole building built in 1996 with two stalls.
- #3 - 3,480 sq. ft. hoop building with concrete foundation built in 2007.

See website attachment "Building and Site Information" document for more details on the buildings.



Buildings #1, 2



Building #1



Building #2



Building #2



Building #3



Building #3

TRACT 4

ADAMS COUNTY, 12.04 ACRES M/L

LISTING #13717



Building #1

2004 200th Street, Corning, IA 50841

Listing #13717: Offering 12.04 acres of land and six buildings located just north of Corning, Iowa. This site offers multiple storage options and end user possibilities through a variety of building types. An easement measuring 50 ft. by 100 ft. in the southwest corner of the property will remain for the Iowa DOT to maintain GPS Equipment. Site does not currently have a zoning designation and future zoning and property taxes will be subject to the properties use (contact agent for questions about permitted uses and zoning). Property is north of Corning along Highway 148. *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 12,576 sq. ft. brick building built in 1976 with thirteen garage stalls and a climate controlled office area. Massive shop area is heated, has power overhead doors and exhaust fans. 1,600 sq. ft. office area features storage, utility room, bathroom and break area. A 576 sq. ft. office was added on to the northeast corner of the building in 2006 and features electric heating and cooling.
- #2 - 1,568 sq. ft. pole building built in 1976 with an asphalt floor and a 12 ft. opening.
- #3 - 2,790 sq. ft. hoop building built in 2007 with concrete foundation and fabric roofing.
- #4 - 4,720 sq. ft. pole building built in 1993 with concrete floor and eight garage stalls.
- #5 - 768 sq. ft. wooden building on dock built in 1978.
- #6 - 320 sq. ft. garage built in 2014 with concrete floor and power overhead door.

See website attachment "Building and Site Information" document for more details on the buildings.



Building #1



Building #2



Building #3



Building #1



Building #4



Building #5

TRACT 5

GREENE COUNTY, 0.40 ACRES M/L

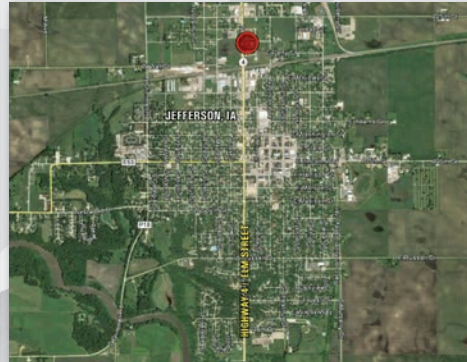
LISTING #13716

906 N Vine Street, Jefferson, IA 50129

Listing #13716: Offering 0.40 acres m/l of land and a commercial building located in Jefferson, Iowa. The building is 2,430 sq ft. and has a 30 ft. by 30 ft. heated shop area, a 30 ft. by 33 ft. office area, and a cold storage area. Property is located in northern Jefferson, Iowa just off of N Elm Street. There is no access to this property. Winning Bidder will be responsible to obtaining access at their sole expense. *Please contact agent prior to entering the property.*



Building #1



Building #1



Building #1



Building #1



Building #1



Building #1

TRACT 6

WEBSTER COUNTY, 9.40 ACRES M/L

LISTING #13715

815 4th Street, Gowrie, IA 50543

Listing #13715: Offering 9.4 acres m/l of land and five buildings located just south of Gowrie, Iowa. This site offers multiple storage options and end user possibilities through a variety of building types. Site does not currently have a zoning designation and future zoning and property taxes will be subject to the properties use (contact agent for questions about permitted uses and zoning). Property is south of Gowrie along 4th Street. *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 9,072 sq. ft. brick building built in 1975 with eight garage stalls and a climate controlled office area. Massive shop area is heated, has power overhead doors and exhaust fans. 1,600 sq. ft. office area features storage, utility room, bathroom and break area.
- #2 - 400 sq. ft. garage built in 1999 with a power overhead door and radiant heat.
- #3 - 1,568 sq. ft. pole building built in 1994 with a walk in door and overhead door.
- #4 - 1,600 sq. ft. hoop building built in 2003 has an 8 ft. concrete foundation and a canvas top.
- #5 - 3,136 sq. ft. pole building built in 1975 with asphalt floor and two door openings.

See website attachment "Building and Site Information" document for more details on the buildings.



TRACT 7

APPANOOSE COUNTY, 10.95 ACRES M/L

LISTING #13714

23619 Iowa 5 South, Centerville, IA 52544

Listing #13714: Offering 10.95 acres m/l of land and six buildings located in Centerville, Iowa. This site offers multiple storage options and end user possibilities through a variety of building types. Site does not currently have a zoning designation and future zoning and property taxes will be subject to the properties use (contact agent for questions about permitted uses and zoning). GPS equipment that is attached to Building #1 will be removed prior to the transfer of the property along with any associated networking equipment. Property is located on the south end of Centerville off of Highway 5. In the northwest corner, 0.23 acres of land have been surveyed off of this property for future construction of a communications tower. *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 11,200 sq. ft. concrete building built in 1988 with eight garage stalls and a climate controlled office area. Shop area is heated, has power overhead doors and exhaust fans. Office area features storage, utility room, bathroom and break area.
- #2 - 2,400 sq. ft. Morton pole building built in 1988 has concrete floors and four overhead doors.
- #3 - 2,400 sq. ft. pole building built in 1996 a large opening on the east end. Previously used for materials storage.
- #4 - 1,560 sq. ft. hoop building built in 1998 has an 8 ft. concrete foundation and a canvas top.
- #5 - 1,568 sq. ft. pole building built in 1978 with asphalt floor and a 15 ft. door opening.
- #6 - 400 sq. ft. garage built in 1999 with a power overhead door.

See website attachment "Building and Site Information" document for more details on the buildings.



Building #1



Building #1



Building #2



Building #3



Building #4



Buildings #4, 5, 6

TRACT 8

CHICKASAW COUNTY, 1.60 ACRES M/L

LISTING #13713

805 E Spring Street, New Hampton, IA 50659

Listing #13713: Entire city block and eight buildings located in New Hampton, Iowa. This site offers multiple storage options through a variety of building types. **Property is subject environmental contamination and Winning Bidder should fully understand the DNR LUST No. 7LTK50 REPORT.* Site is currently zoned R-2 Residential. Property is located within the city limits of New Hampton, Iowa on the eastern edge of town. *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 4,000 sq. ft. brick building with three garage stalls and a climate controlled office area. Shop area, located at the south end of the building, is heated and has power overhead doors. Northern area features two stories for office or storage with a bathroom on each level.
- #2 - 4,800 sq. ft. brick shop attached to Building #1 with eight power overhead doors. Area is heated and offers additional overhead storage.
- #3 - 2,400 sq. ft. pole building with a large opening on the south side.
- #4 - 1,963 sq. ft. dome building with a concrete foundation and wood framed roof.
- #5 - 720 sq. ft. pole building with a concrete floor, walk in door and power overhead door.
- #6 - 1,920 sq. ft. pole building with concrete floor and two overhead door openings.
- #7 - 935 sq. ft. wooden building with metal roof.
- #8 - 480 sq. ft. insulated garage with concrete floor and pit.

See website attachment "Building and Site Information" document for more details on the buildings.



Buildings #1, 2, 3



Building #2



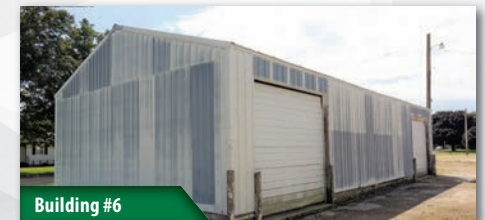
Building #3



Buildings #4, 8



Building #5



Building #6

TRACT 9

JACKSON COUNTY, 10.04 ACRES M/L

LISTING #13712

60255 US Highway 52, Sabula, IA 52070

Listing #13712: 10.04 acres m/l of land and four buildings located in Sabula, Iowa. This site has a lot of potential with room to expand for anyone looking for storage, workspace or a building site. A ¼ acre easement measuring 107 ft. by 100 ft. along the eastern edge of the property will remain for the Iowa DOT to maintain GPS Equipment. An ingress/egress easement measuring 40 ft. wide by 25 ft. located at the entrance of the driveway will also be in place to allow access to the GPS Easement area. Site is currently zoned A-1 Agriculture. Property is located northwest of Sabula along US Highway 52. *Please contact agent prior to entering the property.*

Buildings Include:

- #1 - 4,520 sq. ft. steel building built in 1970 with six garage stalls and power overhead doors. Building is insulated, has a finished office area, and concrete floors.
- #2 - 256 sq. ft. shed in 2006 for generator storage.
- #3 - 576 sq. ft. garage built in 2009 with concrete floor and a power 16 ft. garage door.
- #4 - 1,568 sq. ft. pole building with a 896 sq. ft. lean-to built in 1970.

See website attachment "Building and Site Information" document for more details on the buildings.



Building #1



Building #1



Buildings #1, 2



Building #3



Building #4



Building #4

AUCTION TERMS

Please read "Auction Terms and Conditions" thoroughly. Terms and Conditions must be accepted by bidder prior to being able to bid on property.

Note: The online auction bidding website operates best with Google Chrome Browser, Firefox Browser, or newer versions of Internet Explorer.

Peoples Company is offering 9 tracts through their Online Auction Service. Properties are located in the Iowa cities of: Akron (Plymouth Co), Rock Valley (Sioux Co), Soldier (Monona Co), Corning (Adams Co), Gowrie (Webster Co), Jefferson (Greene Co), Centerville (Appanoose Co), New Hampton (Chickasaw Co), and Sabula (Jackson Co).

All bidding concludes on Thursday, November 17th, 2016 at 4:00 PM Central Time Zone (CST) for Tracts 1-9.

A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

ALL BIDS ARE TOTAL PRICE AND NOT PER ACRE.

Purchase Agreement and Earnest Money: The Winning Bidder will receive an "Offer to Buy" document from the Iowa DOT shortly after the conclusion of the auction and will serve as the purchase agreement for the tract being purchased. A 10% earnest money payment is required upon conclusion of the auction and must be received by Peoples Company within two (2) business days from the day of the auction. Earnest money will need to be received prior to Seller receiving possession of the property (Possession given by signing the Mutual Benefit Lease). The balance of the purchase price will be due on or before the closing date of Friday, December 9th, 2016.

Closing and Possession: Possession will be granted through a "Mutual Benefit Lease" to be signed upon conclusion of the auction by the Winning Bidder for each tract and the Seller. Once the Mutual Benefit Lease is signed and earnest money is deposited, possession of the property will be granted to the winning bidder. This lease will terminate once the State Land Patent is received by the Winning Bidder. Balance of purchase price due and payable on or before the closing date of Friday, December 9th, 2016. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money and cancellation of the Mutual Benefit Lease.

Building Lease: There are not any current leases or tenants in these buildings or on these sites. Possession will be given once the Mutual Benefit Lease is signed by Winning Bidder and Seller and 10% earnest money has been deposited with Peoples Company Trust Account.

Surveys: Surveys have been completed on all sites except Tract 8, New Hampton. See "Survey & Legal Description" under Attachments on PeoplesCompany.com. Survey has been or will be recorded along with the State Land Patent at each respective properties' County Recorder's Office.

Title Information: Title will be granted when the State of Iowa issues a State Land Patent approximately 60-90 days after the conclusion of the auction. Buyer will not receive an abstract of title. Should a Buyer want an abstract of title and/or a title search completed, it shall be at their sole discretion, responsibility, and expense. Once all monies are received, Buyer should allow for 60-90 days for issuance of the State Land Patent.

Access to the Property: There is currently no legal access to Tract 5, Jefferson, Iowa. Access to this property will be obtained at the Winning Bidder's sole expense. All other tracts have current legal access.

OTHER AUCTION TERMS:

This sale is subject to all easements, covenants, leases, and restrictions of record.

All property is sold on an "As is – Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller.

Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

We obtained the marketing information from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



MATT ADAMS
515.423.9235
MATT@PEOPLES COMPANY.COM



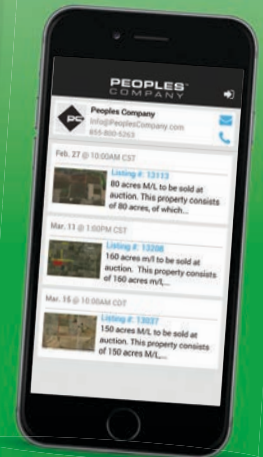
TRAVIS SMOCK
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AT 4:00 PM (CST)**



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IOWADOT ONLINE PROPERTY AUCTION

12119 STRATFORD DR, STE B
CLIVE, IA 50325

NOVEMBER 2016						
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20	21	22	23	24	25	26
27	28	29	30			

**LIVE ONLINE BIDDING ENDS
THURSDAY, NOVEMBER 17TH**

**MATT ADAMS 515.423.9235
TRAVIS SMOCK 319.361.8089**

