

**60255 US Highway 52 Sabula, Iowa 52070**  
***Building and Site Information***

General Site Information:

- Total site area approximately 10.04 acres m/l.
- Zoning – A-1 Agricultural
- Electric service to site through Alliant Energy.
- Access to property off of US Hwy 52.
- Propane tank on the property is owned and will transfer to the new buyer. Any remaining propane in the tank will also transfer to the new buyer.
- 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.

Building #1:

- All steel building built in 1970 and consisting of a total building square footage of approximately 4,520 Sq. Ft. (113 ft. wide by 40 ft. long. Office and break room on east end of building).
- Six (6) large overhead doors and garage spaces. All overhead doors have power openers and are 12 ft. wide by 14 ft. tall.
- Concrete floors, insulated walls and steel exterior.
- Radiant heaters throughout the shop area. Electric heater and window air conditioner in office area.
- Generator located in shed west of building corner will remain with the property and transfer to the new owner.
- The floor drains in the shop area are not functional and will not be repaired.

Building #2:

- Shed built in 2006 and measuring 16 ft. wide by 16 ft. deep (256 sq. ft.).
- Wood construction with vinyl siding and asphalt shingle roof.
- Concrete floor and electricity to building.
- Built to house generator.

Building #3:

- Garage built in 2009 and measuring 16 ft. wide by 16 ft. deep (576 sq. ft.).
- Traditional wood construction with vinyl siding and asphalt shingle roof.
- Concrete floor and electricity to building.
- Power 16 ft. garage door on south end and walk in door on east end.

**Building #4:**

- Pole building built in 1970 measuring 28 ft. wide by 56 ft. deep (1,568 sq. ft.) with a 16 ft. by 56 ft. (896 sq. ft.) lean-to attached to south end.
- Newer metal roofing and vinyl siding.
- Door opening is 12 ft. wide by 14 ft. high.

