



IOWA
Is This Heaven

Randy Pryor

**REAL ESTATE
& AUCTION CO.**
Woodbine, IA



ONLINE AUCTION

FRIDAY, DECEMBER 2, 2022

Bidding closes at 2:00 P.M.

Selling 2 parcels for the W. Dave Roberts Estate

Seller: Dave Roberts Growth & Ventures, Inc. Eric Roberts, President



PARCEL #1

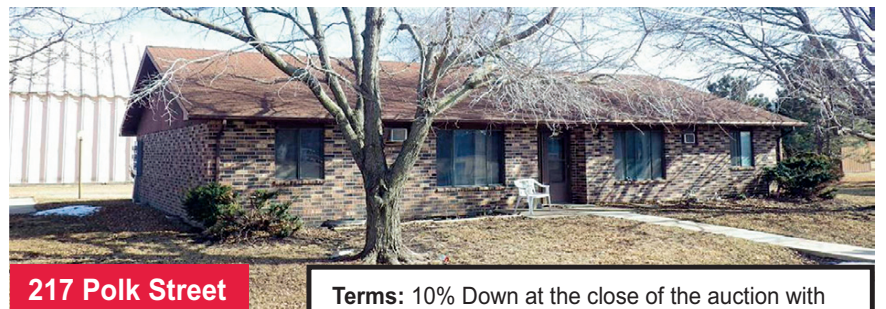
17.32 acres Crawford County, IA Parcel 1236200004

Address: 2198 Lincolnway, Dow City, IA 51528

Legal: Lot 1 of NE 1/4 Section 36, Twp 83, Range 40, Crawford Co. Iowa This parcel includes possible development land, currently in alfalfa, buildings and an apartment complex currently occupied by tenants, 2-3BR apartments renting for \$700 and \$800 monthly, 1-2 BR apt rents at \$600 monthly, 1-1 BR apt Rents \$490.4 units (monthly Gross @ \$2,590).



215 Polk Street



217 Polk Street

PARCEL #2

215/217 Polk St., Pisgah, IA. Parcel #5200023158000000 Harrison county, IA.

Assessed Value: \$134,719. Yearly taxes: \$3,338. 4-1 BR Apts rented @ \$400., 4-2 BR Apts. rented @ \$610. Gross income 8 units \$4,040. per month.

For online bidding please visit our website. There will be a link to click on to bid through Midwest Land Management, Spencer, IA. If you are not comfortable with online bidding, you may contact us by telephone or attend the sale at our office, 428 Walker St., Woodbine, prior to 2 pm to bid. Call Randy Pryor with questions.

Auctioneer's note: Due to the death of W. Dave Roberts, these properties will be sold to the highest bidder. What an opportunity for someone looking for an investment with excellent returns!



428 Walker St., Woodbine, IA 51579

Cell 712-644-7610

Office 712-647-2741

AUCTIONEER: Randy Pryor

f www.randypryorrealestate.com

Terms: 10% Down at the close of the auction with signing of purchase agreement with the sellers at Randy Pryor Real Estate Office, 428 Walker St., Woodbine, IA. Balance Due upon closing, Tuesday Dec. 27, 2022, 10 a.m.

Condition of Properties: These properties are sold "AS IS" "Where is" with all their faults. Rents of units will take effect Jan 1, 2023, and will be payable to the new buyers. A list of all rental units will be provided to the buyers. Both properties have current managers in place if so needed by the new buyer.

Abstracts: Current updated abstracts will be available on the day of the auction for the buyers to have attorney title opinions. Taxes will be prorated to Jan 1, 2023.

Purchase Agreement: A copy of the buyer's purchase agreement will be available to view upon request.

