

SEALED BID AUCTION

Jasper County, Iowa



25
ACRES M/L

BIDS ARE DUE NO LATER THAN FRIDAY, MAY 31 AT 5:00 PM CDT





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Located in Jasper County, Iowa, lies a prime 25-acre m/l commercial canvas, just 1.5 miles West of Sully, Iowa, along the bustling Highway F-62. Currently serving as a truck wash facility, this versatile site offers many possibilities that await your vision. Whether the intent is to continue its legacy as a truck wash or reimagine its potential, the choice remains open.

Accessed via a paved lane off the highway, the property features a 4.5-acre m/l crushed rock building pad, offering a solid foundation for an enterprise. Situated in a thriving livestock and agriculture hub, this location offers unparalleled visibility and accessibility for any business or operation. The current owner will retain an easement to access the farmland surrounding the property. Contact agent for details.

Buildings currently on property:

- Building one: A spacious 11,094 square feet Truck Wash facility, boasting 14' x 14' doors on both sides for seamless ingress and egress. Constructed in 1998, it exudes durability and functionality.
- Building two: A 5,008 square feet machine shed, erected in 2013, featuring 14' x 16' doors on both sides, facilitating effortless maneuverability.
- Building three: A 38' x 80' dirt floor machine shed, crafted in 1979, offering ample space to accommodate various equipment and storage needs.

This exceptional property will be available through a Sealed Bid Sale Method, requiring prospective buyers to submit their bids before 5:00 PM (CDT) on Friday, May 31st, 2024. For further details on the sealed bid process, kindly contact the designated listing agents.

Notably, the truck wash operation utilizes concrete pits with filters and a lagoon system for water treatment and recycling, eliminating the need for DNR permits. A letter from the DNR confirming compliance is available under the listing attachments. Contact agents for more details.

Utility services are provided by

- Electric: Alliant Energy
- Water: Iowa Regional Utilities Association
- Gas: New Century FS

Experience the potential of this remarkable property firsthand during two open houses scheduled for Thursday, May 2nd, and Thursday, May 9th, from 3-6 pm. Should these times not suit your schedule, please don't hesitate to contact the listing agents to arrange a personalized viewing.



**Bids are due no later than
5:00 PM CDT on Friday, May 31, 2024.**

Auction Details

Sale Terms and Conditions: Peoples Company is handling the sale of the Sully Truck Wash located in Sully, Iowa through a Sealed Bid Sale.

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CDT, on Friday, May 31st, to the following:

Andrew Zellmer
Peoples Company
12119 Stratford Drive, Suite B
Clive, IA 50325
AndrewZ@PeoplesCompany.com

Adam Curran
Peoples Company
12119 Stratford Drive, Suite B
Clive, IA 50325
Adam@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent(s) Andrew Zellmer (712) 898-5913 or Adam Curran (641) 203-2931 by phone or by email at AndrewZ@PeoplesCompany.com or Adam@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email but must be received by the deadline date in order to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, enter into negotiations with one or more Bidders, or withdraw the Property from market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding Offer to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive Offer to Buy.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transactions.

See website or contact agent for full list of terms and conditions.

Scan the QR code to
view the auction online.



Listing #17517
PeoplesCompany.com



Directions

From Sully, IA: Travel west on County Highway F62 East for 1.5 miles. The truck wash will be located on the left. Look for Peoples Company Sign.





12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #17517



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Jasper County, Iowa Sealed Bid Auction

Bids due May 31, 2024 at 5:00 PM CDT



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