

Lee County, Iowa

REAL ESTATE & PERSONAL PROPERTY AUCTION

**THURSDAY, SEPTEMBER 19, 2024
@ 10:00 AM & 11:30 AM**

VIRTUAL & TIMED ONLINE

*Bill & Bev
McGregor*

OPEN HOUSE: MONDAY, SEPTEMBER 9 @ 10:00 AM - 3:00 PM

**REPRESENTING ATTORNEY: GREGORY A. JOHNSON | 516 7TH STREET
FT. MADISON, IA 52627 | (319) 372-2532**



AUCTION REP:
KAYCEE MCGREGOR
(319) 670-8532

MERIT AUCTIONS

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ONLINE BIDDING
PROVIDED BY: **proxibid.**



OPEN HOUSE: MONDAY, SEPTEMBER 9, FROM 10:00 AM - 3:00 PM

Tract 1



2613 Highway 2, Fort Madison, IA 52627

- This tract features a very well maintained 1-1/2 story, 4-bedroom, 3-bathroom home built in 2003. The home is 1,946 sq. ft.
- Walkout basement, 378 sq. ft. wooden deck
- Optional gas or wood furnace heat
- Rathbun Rural Water

Tract 2



2615 Highway 2, Fort Madison, IA 52627

- This tract features a single story 3-bedroom, 2-bathroom manufactured home that has been newly remodeled
- Also included is a 24'x26' shop with an apartment/office area (2-room, 1-bathroom)
- This tract offers MANY opportunities!
- Rathbun Rural Water

Tract 3

2617 Highway 2, Fort Madison, IA 52627



- This tract features a 40'x 90' commercial building on 1.00 surveyed acres
- Commonly known as the "Ridgewood Lounge II"
- This is a full-service income producing nightclub
- This tract offers several business opportunities!
- Great hard surface road frontage!
- Rathbun Rural Water

METHOD

The McGregor Real Estate will be sold in 3 individual Tracts. Tract 1 will be sold first for a lump sum total dollar amount followed by Tract 2 which will be sold for a lump sum total dollar amount, followed by Tract 3 which will be sold for a lump sum total dollar amount. The Tracts will NOT be offered in its entirety or in any combinations. Bidding is NOT contingent upon financing, an appraisal or inspection. A survey has been completed.

TERMS

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Wednesday, October 23, 2024 upon delivery of a merchantable abstract and deed.

At the conclusion of the auction, the successful bidder(s) shall enter into a written agreement with the seller. Signing of said agreement will be executed via email or DocuSign. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing. All tracts are serviced by a septic system and are subject to the IA Septic system law. The septic system will require testing, all testing and required updates will be at the buyer(s) expense. For questions or complete details contact the Auction Representative.

The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate. All announcements sale day shall take precedence over any prior advertising either written or oral.

2 Ring Personal Property

RING 1

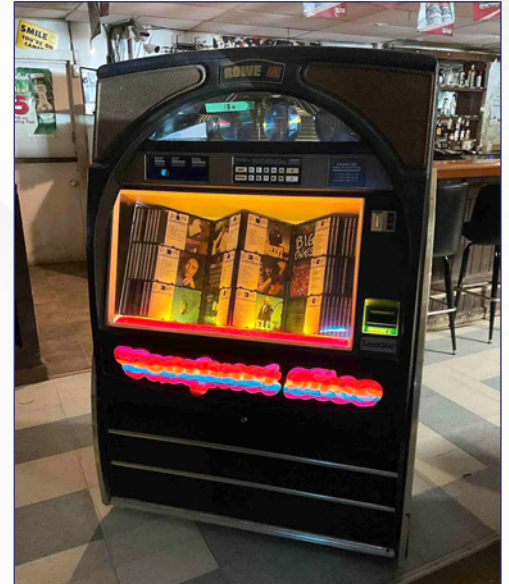
- (5) Valley Panther 7ft. Coin Operated Pool Table
- Snooker pool table
- Dynamo 7ft. Coin Operated Pool Table
- Quantity of pool cues and wire rack holders
- Quantity of pool balls and pool table accessories
- (8) Various Beer pool table lights
- (2) Night Owl Security Systems
- 2 True TD-50-18 door chest type beer cooler
- 80"x27" Shelf Contained Bottle Box
- Manitowoc Ice Maker Machine 250lb.
- 4 hole stainless steel sink with two speed trays
- (2) Rowe CD Juke box
- Working Vintage Schlitz rotation clock
- (2) Custers Last Fight By: Anheuser Busch Brewing Association
- Budweiser Clydesdale clock
- Large quantity of beer advertisement metal signs
- Neon signs
- Large quantity of barstools with backs and stack chairs
- Cocktail tables
- (6) high-top tables
- Cambro 7ft. rolling poly buffet

- Delfield 4ft. stainless steel food prep cooler
- Large quantity of stainless-steel commercial grade kitchenware
- Airmaster 32in. Pedestal fan
- Standard 32in. 2 speed Pedestal fan
- Floor buffers
- And Much MUCH more!!!

RING 2

- 1995 Chevy Corvette Convertible, 2 door, 135,000 miles, VIN 1G1YY32P255118024
- 2004 F150 pickup, 4X4, 228,963 miles, VIN 1FTPX14564FA14929
- 2004 Nissan Titan XE pickup, 4X4, 258,750 miles, VIN 1N6AA06BX4N513675
- 1978 Ford F250 pickup with Myers Snowplow, 4X4 flatbed, 67,102 miles
- 9N Ford Tractor
- Homemade 17ft. x 7ft. flatbed heavy duty trailer
- Truck Topper for Dodge Dakota
- 3pt. Woods mower
- (3) 20ft. x18 ft. carports
- Samsung top load VRT washer
- Whirlpool refrigerator with top freezer
- Samsung double door refrigerator with bottom chest freezer
- Frigidaire refrigerator with top freezer

- GE Smooth Top Electric Range
- La-Z-Boy leather rocker recliner
- La-Z-Boy leather recliner couch
- Assortment of Baseball cards
- Lots of good quality furniture & appliances
- Large quantity of wagon wheels
- Several push mowers and riding mowers
- Large quantity of antique primitives
- Many yard art antiques
- Shop equipment items
- MUCH more!



AUCTIONEER'S NOTE:

Mark your calendars now for this upcoming Lee County, Iowa Real Estate & Personal Property Auction. Bill & Bev McGregor are retiring after almost 50 years of being in business. We urge you to come take a look at these 3 Tracts located just outside of the Fort Madison city limits! We look forward to seeing you at the inspection on September 9th, from 10AM-3PM. Loader & operator will be available the day after the sale to assist in loading. Not responsible for accidents, errors or omissions. All items are sold as-is, with no guarantees or warranties.

MERIT AUCTIONS

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