

# ALTA MAIN STREET COMMERCIAL BUILDING PUBLIC AUCTION

THURSDAY, JULY 25, 2019 – SALE TIME 6:30 P.M.

206 Main Street, Alta, IA

**LEGAL DESCRIPTION:** North 6 In. (6") of Lot Four (4) and all of Lot Three (3) Block Three (3) City of Alta, IA

**DESCRIPTION:** Part of this building was built in 1900 and the remaining building built in 1977. The lot size is 25.5' front x 100.00' deep, 2,550 sq. ft., two story building, no basement, back door access to alley. There is a bathroom, store counter, upstairs w/hardwood floors, new steel roof on part and new rubber membrane on remaining roof. Hot water heat with radiators and built in air conditioning.

**TERMS:** The buyer is expected to pay down ten percent (10%) on the day of the auction and sign a real estate contract agreeing to pay the balance on or before August 23, 2019 at which time the seller will furnish the buyer with a warranty deed and an abstract showing clear and merchantable title.

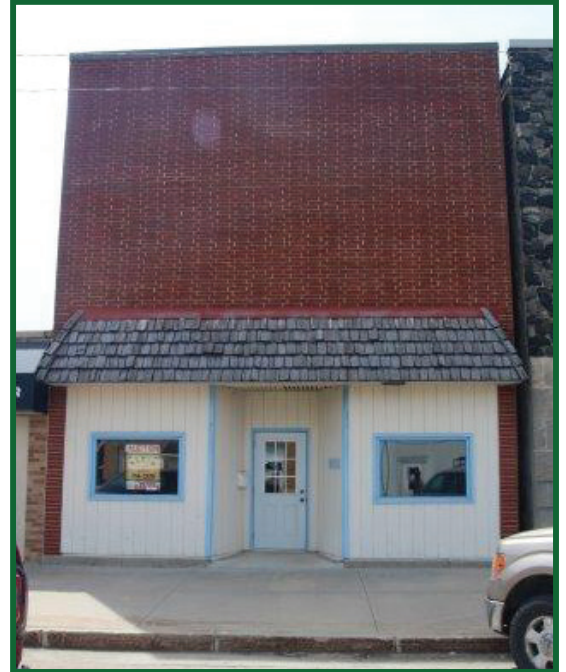
**TAXES:** The seller will pay all of the taxes up to the date of settlement and all prior taxes with the net yearly taxes are \$438.00.

**POSSESSION:** On the date of settlement or sooner with the seller's consent.

**AUCTIONEER'S NOTE:** This subject property is in above average condition with endless possibilities and better yet – on Main Street in Alta, IA. If you have any questions in regard to the content of this auction, please do not hesitate to contact the auctioneer at the telephone numbers listed below. The auctioneer/realtor in this transaction represents the seller only.

**NEIL E. PATTEN  
REVOCABLE TRUST, OWNER**

**ALLEN PATTEN, TRUSTEE**



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