

CITY OF WALNUT, OWNER REAL ESTATE AUCTION

TUESDAY, DECEMBER 3RD, 2024 @ 11:00 A.M.

Sale Location: 229 Antique City Drive – Walnut, IA

To view the property, call Walnut City Hall at 712-784-3443 to schedule an appointment

SIMULCAST ONLINE BIDDING AVAILABLE DURING THE LIVE AUCTION.

GO TO WWW.OSBORNAUCTION.COM FOR DETAILS

REAL ESTATE SELLS AT 11:00 A.M. SHARP!

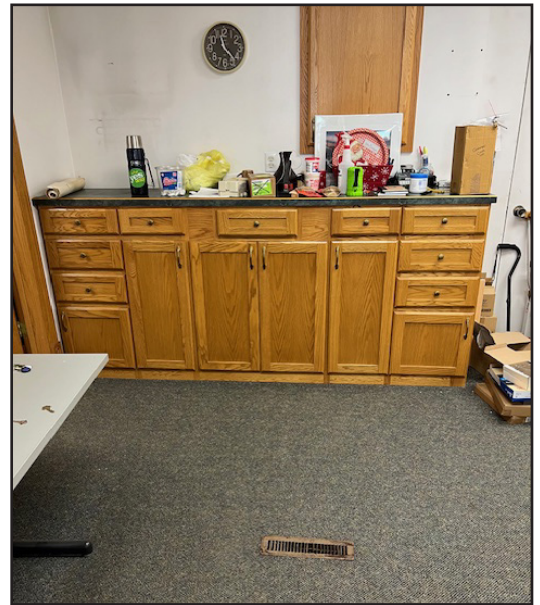
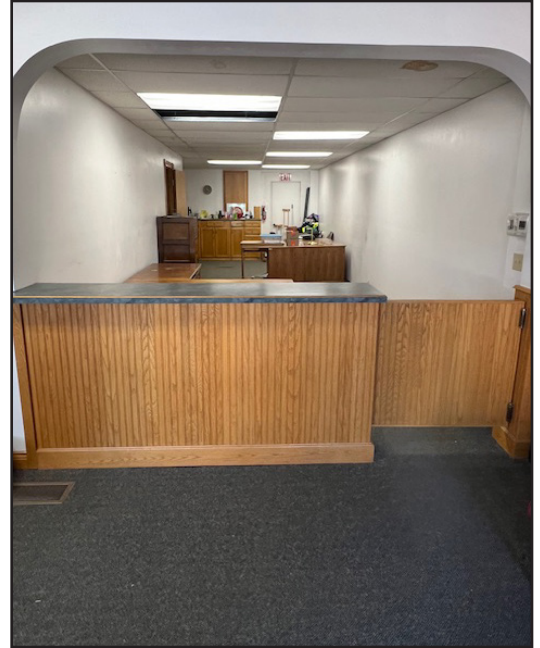
We will sell miscellaneous office desks, chairs, cabinets after the real estate auction.

General Description: This historic building was built in 1900 and is in very good condition. This is a one story building with 1200 SF on the main floor with 1200 SF basement. The main floor consist of 22' x 18'9" front meeting room, 33' x 10'3" back office area and 11'7" x 5'1" bathroom. There is also the old walk in safe that can have multiple uses with original door. The flat roof was renovated in 2021 and also has heat strips to melt all snow and ice during the winter months. Go to www.osbornauction.com to view pictures.

Taxes: As a municipality the Seller does not pay real estate taxes in the normal course of holding or owning the real estate. Any past, present or future real estate taxes that may be owing against the property shall be paid by the Buyer.

Terms: The new owner(s) will put 15% down the day of the auction with the closing January, 17th, 2025. This property will be sold "As Is". New owner(s) will take possession at the time of closing. Any sale is expressly contingent on the approval of the Walnut City Council.

Attorney – Todd Argotsinger – 711 Court St.-Harlan, IA 712-755-3141



Auctioneer's Note: We are very excited to have the opportunity to auction the real estate for the city of Walnut. This is the former CITY HALL building as they have relocated and you will have the opportunity to buy prime real estate on the historic downtown block on Antique City Drive!

AUCTION CONDUCTED BY: OSBORN AUCTION LLC, Walnut/Harlan, IA

Mitch Osborn, 712-579-4824 • John Clayton, 712-249-1024

Curtis Osborn, 712-246-8722

Clerk: Osborn Auction LLC, Walnut, IA

www.osbornauction.com

All announcements made day of sale take precedence over all written material.

