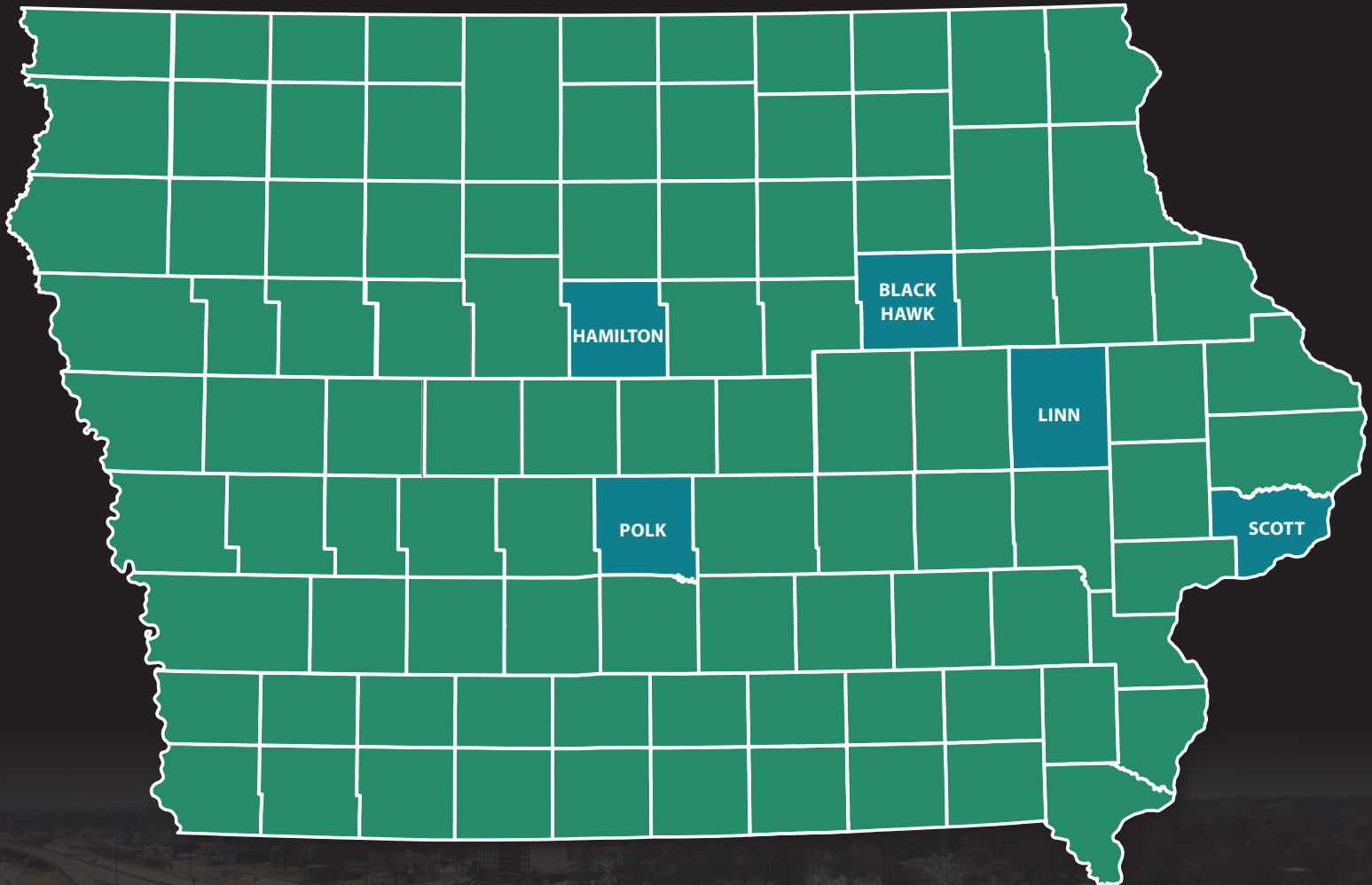


ONLINE ONLY PROPERTY AUCTION

BID ONLINE AT [PEOPLES COMPANY.COM](https://www.peoplescompany.com) | LISTING #16112



6 TRACTS IN 5 COUNTIES

Bidding Ends Thursday, May 12th at 3:00 PM (CST)

SELLER:



MATT ADAMS: 515.423.9235
MATT@PEOPLES COMPANY.COM

TRAVIS SMOCK: 319.361.8089
TRAVIS@PEOPLES COMPANY.COM



AUCTION TERMS & CONDITIONS

PEOPLES COMPANY.COM | LISTING #16112

Bidding ends for Tracts 1-6 on Thursday, May 12th, 2022 at 3:00 PM Central Time Zone (CST).

Peoples Company is handling the sale of six properties owned by The Iowa Department of Transportation through their Online Auction Service. Properties are located in Hamilton, Polk, Black Hawk, Linn and Scott Counties. Properties included in the auction consist of various types of land.

A bid placed within 3 minutes of the scheduled close of the auction will extend bidding by 3 minutes until all bidding is completed. If you plan to bid, please register 24 hours prior to close of auction. Under no circumstances shall Bidder have any kind of claim against Peoples Company or its affiliates if the Internet service fails to work correctly before or during the auction.

ALL BIDS ARE TOTAL PRICE AND NOT PER ACRE.

Purchase Agreement and Earnest Money:

The Winning Bidder will receive an "Offer to Buy" document from the Iowa DOT shortly after the conclusion of the auction and will serve as the purchase agreement for the tract being purchased. A 10% earnest money payment is required upon conclusion of the auction and must be received by Peoples Company within two (2) business days from the day of the auction. Earnest money will need to be received prior to Seller receiving possession of the property (Possession given by signing the Mutual Benefit Lease). The balance of the purchase price will be due on or before the closing date of Friday, June 10th, 2022.

Closing and Possession:

Possession will be granted through a "Mutual Benefit Lease" to be signed upon conclusion of the auction by the Winning Bidder for each tract and the Seller. Once the Mutual Benefit Lease is signed and earnest money is deposited, possession of the property will be granted to the Winning Bidder. This lease will terminate once the State Land Patent is received by the Winning Bidder. Balance of purchase price is due and payable on or before the closing date of Friday, June 10th, 2022. If the balance is not paid on or before closing, the Buyer risks forfeiting the 10% earnest money and cancellation of the Mutual Benefit Lease.

Farm & Building Leases:

All leases have been terminated on these properties and possession will be given once the Mutual Benefit Lease is signed by Winning Bidder and Seller.

Surveys:

All tracts of land have been surveyed if noted in the marketing materials.

Title Information:

Title will be granted when the State of Iowa issues a Land Patent Deed approximately 60 - 90 days after the conclusion of the auction. Buyer will not receive an abstract of title. Should a Buyer want an abstract of title and / or a title search completed, it shall be at their sole discretion, responsibility, and expense. Once all monies are received, Buyer should allow for 60 - 90 days for issuance of the State Land Patent.

Access to the Property:

Neither the Seller nor Peoples Company guarantee access to the properties. Winning bidder will be responsible for acquiring access to the properties at their sole expense. Call Agent for details with access questions. Please do not assume access to the property.

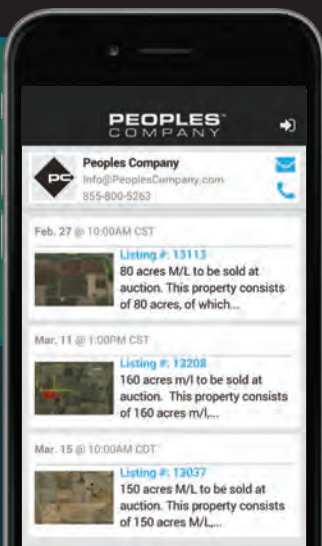
Other Auction Terms:

This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is - Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller.

Seller reserves the right to accept or reject any and all bids.

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

We obtained the marketing information from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. We include projections, opinions, assumptions or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



Use our **MOBILE BIDDING APP** powered by BidWrangler! You can access the app online, but it works even better when you download it to your smartphone.



This is an **ONLINE ONLY** auction.
All bids must be placed online.

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IOWA DOT ONLINE ONLY PROPERTY AUCTION

Tracts 1 & 2



TRACT 1 4.95 ACRES M/L HAMILTON COUNTY

Interstate 35 / State Highway 175 | Ellsworth, IA 50075

Offering 4.95 acres m/l of land in Hamilton County, Iowa! This tract is zoned C-2: Commercial and is located in the southwestern corner of the interchange of Interstate 35 and Highway 175 in Ellsworth, Iowa. According to a 2019 DOT traffic survey, 26,300 cars pass by this property on Interstate 35 daily and 1,840 cars pass by on State Highway 175 daily. This tract has no legal access from Interstate 35 or Highway 175.



TRACT 2 0.17 ACRES M/L POLK COUNTY

955 24th Street | Des Moines, IA 50312

Offering 0.17 acres m/l of land in Polk County, Iowa! The property is accessible off 24th Street on the west or to the east off 23rd Place. The site is zoned N5 by the City of Des Moines. This zoning is a residential neighborhood district and single-family residential uses are permitted in this zoning.

Directions to Tract 1

From Interstate 35, take Exit 133 at Ellsworth, Iowa and turn west. The property is located immediately southwest of the interchange of Interstate 35 and Highway 175. Look for the Peoples Company signs.

Directions to Tract 2

From I-235, take Exit 6 on 31st Street. Continue south on 31st Street and turn left (east) on Center Street. Continue east on Center Street for 0.5 miles to 24th Street. Proceed north on 24th Street and the property is located at the end of the street on the east. The property is also accessible off 23rd Place, one block east. Look for the Peoples Company signs.



SCAN THE QR CODE
to view the auction on [PeoplesCompany.com](https://www.PeoplesCompany.com)

PEOPLESCOMPANY.COM | LISTING #16112



TRACT 3

2.32 ACRES M/L

BLACK HAWK COUNTY

US Highway 63 / Westfield Avenue | Waterloo, IA 50701

Offering 2.32 acres m/l of development land in Waterloo, Iowa! This 101,141 square foot parcel is adjacent to the newly developed area including a Courtyard Marriott, John Deere Tractor & Engine Museum, TechWorks campus, and the Grand Crossings Condos & development. This tract is located in the heart of Waterloo just off of US Highway 218 between US Highway 63 South and Westfield Avenue. The Sergeant Road Trail runs along the northwest corner edge of the property. There is no permitted access off of US Highway 63.



TRACT 4

11.48 ACRES M/L

LINN COUNTY

US Highway 30 / Stoney Point Road SW | Cedar Rapids, IA 52404

Offering 11.48 acres m/l of agricultural land with development potential within the City Limits of Cedar Rapids, Iowa! This vacant highly tillable agricultural land carries a CSR2 Rating of 62.3 with the primary soil types of Kenyon loam, Judson silty clay loam, Chelsea-Lamont-Fayette complex, and Seaton silt loam. In addition to being nearly 100% tillable, this property is a great future investment with the opportunity for single-family residential locations and/or for signage along US Highway 30. According to a 2017 DOT traffic survey, 5,300 cars pass by this property daily on Stoney Point Road SW, and 11,400 pass by daily on U.S. Highway 30. This tract is located in southwest Cedar Rapids, Iowa along US Highway 30 and Stoney Point Road in Section 3 of Cedar Rapids Township.

Directions to Tract 3

On U.S. Highway 20 headed east towards Waterloo, Iowa take the Sergeant Road/U.S. Highway 63 Exit (Exit 227). From the exit, continue northeast on Sergeant Road/U.S. Highway 63 North and continue to McKinley Street. This road turns into West Commercial and continue to Westfield Avenue. Turn right (east) and continue straight. Prior to reaching Jefferson Street, the property will be located on the south/southeast side of the road. Look for Peoples Company Signs. This tract is located in the heart of Waterloo, just off of U.S. Highway 218 between U.S. Highway 63 South and Westfield Avenue. The Sergeant Road Trail runs along the northwest corner edge of the property.

Directions to Tract 4

From I-80 E, take the U.S. Highway 151 North/County Highway W21 South Exit (Exit 225) towards the Amana Colonies. Continue north onto U Avenue/U.S. Highway 151 N/County Highway W21. Continue to follow U Avenue/U.S. Highway 51 North through Amana, Walford, and Fairfax to Stoney Point Road SW. Continue north on Stoney Point Road SW and the property will be on the west side of the road, just before the underpass of U.S. Highways 30/218. Look for Peoples Company Signs.



TRACT 5

0.12 ACRES M/L

SCOTT COUNTY

Grant Street / US Highway 67 | Bettendorf, IA 52722

Offering 0.12 acres m/l of vacant land in Bettendorf, Iowa! This 5,130 square foot C-2 Commercial zoned parcel is located along Grant Street/US Highway 67 in downtown Bettendorf.



TRACT 6

0.11 ACRES M/L

SCOTT COUNTY

Cody Road / Ferry Street | LeClaire, IA 52722

Offering 0.11 acres m/l of vacant land in LeClaire, Iowa. This 4,802 square foot parcel is located within the city limits of LeClaire and city utilities are available. The tract is zoned C-2: Central Business and has frontage along Highway 67 and Ferry Street as well as views of the Mississippi River offering the potential for a building or camping spot along the water.

Directions to Tract 5

From I-80 E toward Chicago, merge onto Interstate 74 E, via Exit 298 towards Davenport/Bettendorf, Iowa. Continue south for 4 miles to U.S. Highway 67 and merge onto Kimberly Road. Kimberly Road becomes 13th Street. Continue straight to Grant Street and turn left, and then proceed for approximately 0.30 miles to 16th Street and turn south. The property is located along Grant Street/US Highway 67 in downtown Bettendorf, Iowa. Look for the Peoples Company signs.

Directions to Tract 6

From I-80 take the U.S. Highway 67 exit (Exit 306), which is the last exit before crossing the Mississippi River. Keep left to take the ramp toward Le Claire/Clinton, Iowa. At the intersection, head northeast on North Cody Road for approximately 2 miles to Ferry Street. The property is located immediately southeast of the intersection of North Cody Road and Ferry Street. Look for the Peoples Company Signs.

ONLINE PROPERTY AUCTION

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BIDDING IS NOW LIVE

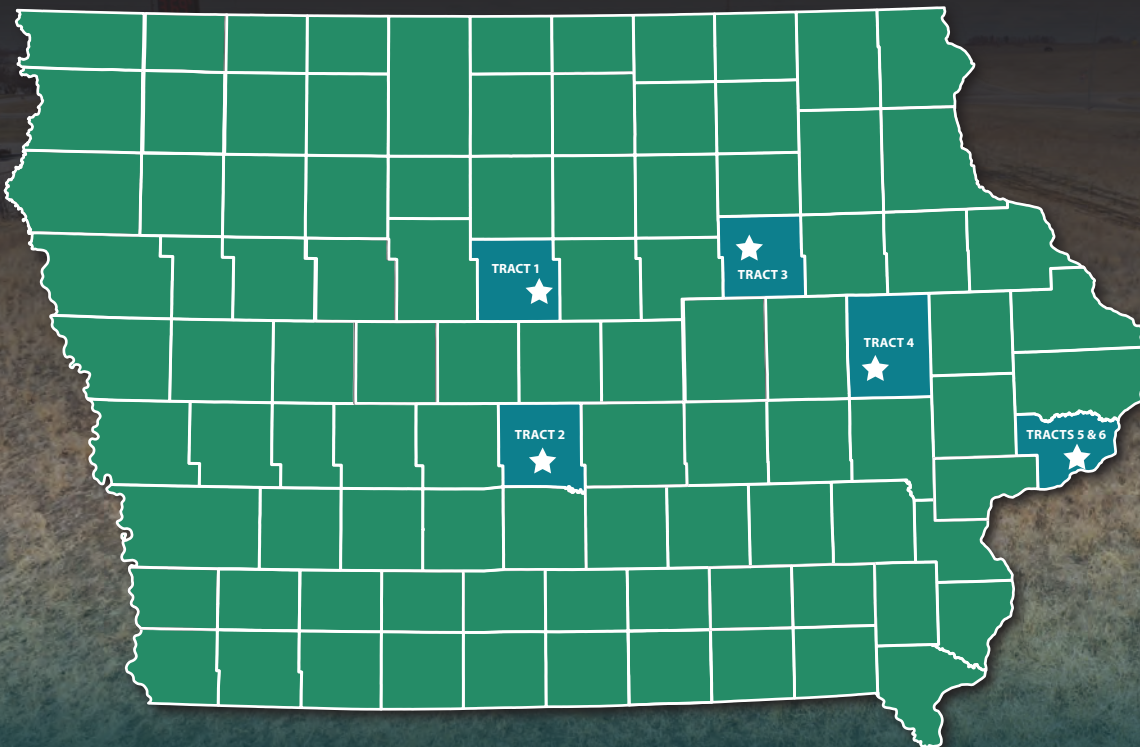
BIDDING ENDS...



SCAN THE QR CODE



Use your smart phone to view Listing #16112 on PeoplesCompany.com and to register for bidding.



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