

IOWA & POWESHIEK COUNTY

PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS
LISTING #18168



ONLINE ONLY AUCTION WITH NO RESERVE

**BIDDING IS
CURRENTLY LIVE**

and will remain open ♦
until **Friday, April 18, 2025**
at **5:00 PM (CST)**.

MATT HOENIG

319.330.9735 | IA LIC S68835000
Matt.Hoenig@PeoplesCompany.com

RILEY SIEREN

319.591.0111 | IA LIC S66739000
Riley@PeoplesCompany.com

THREE EXCELLENT COMMERCIAL REAL ESTATE OPPORTUNITIES

IOWA & POWESHIEK COUNTY

BIDDING IS CURRENTLY LIVE

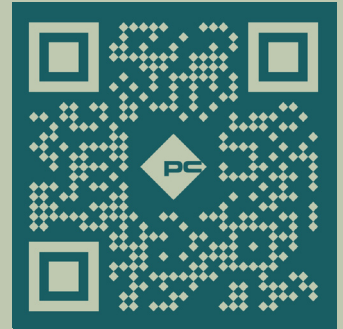
and will remain open ♦ until Friday, April 18, 2025 at 5:00 PM (CST).

Peoples Company is pleased to offer an excellent commercial real estate opportunity in Victor, Iowa, featuring three distinct tracts with versatile potential. Located in a prime area with convenient access to Interstate 80, these properties provide a range of investment possibilities, from industrial and warehouse space to retail and office opportunities. Tract 1 boasts a well-equipped industrial facility with multiple buildings and ample storage with proximity to Interstate 80, while Tract 2 offers a centrally located commercial building ideal for retail or office use. Tract 3 features a spacious, heated 4,900-square-foot building on a highly visible corner lot, perfect for a variety of business ventures. Whether you're looking to expand an existing operation or establish a new presence in a thriving community, these properties present a unique chance to invest in prime commercial real estate.

The properties are being sold via ONLINE ONLY auction with NO RESERVE. The bidding is currently LIVE and will remain open until Friday, April 18, 2025, at 5:00 PM (CST). The three tracts may be inspected during open houses or by appointment: Open House dates are Saturday, March 22 & Saturday, April 5 from 12:00 P.M. to 2:00 P.M.

A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

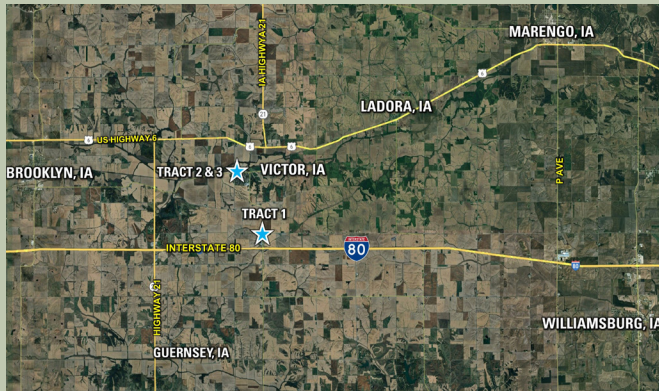
Don't miss this exceptional opportunity to invest in prime commercial real estate in Victor, Iowa. Whether you're looking for industrial space, retail frontage, or a versatile business location, these tracts offer flexibility and strategic positioning to meet your needs. With easy access to Interstate 80, ample space, and high-visibility locations, these properties are well-suited for a variety of commercial ventures. Take advantage of this rare chance to secure valuable real estate in a growing community.



Scan the QR code with your phone camera to view Listing #18168 online.



IOWA



THREE INDUSTRIAL/COMMERCIAL PROPERTIES

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DISTANCE FROM VICTOR, IA:

Iowa City, IA - 40 miles | Cedar Rapids, IA - 56 Miles | Cedar Rapids Airport - 40 Miles
Williamsburg, IA - 20 Miles | Des Moines, IA - 75 Miles | Des Moines Airport - 87 Miles

ONLINE ONLY AUCTION WITH NO RESERVE

LISTING #18168

TRACT ONE

LEGAL DESCRIPTION: Lot Be in the NE 1/4 of the NE 1/4 located in Section 31 Township 80N Range 12 Wets of the 5th P.M. Exact legal description to be taken from Abstract.

This exceptional commercial property is conveniently located just off Interstate 80 in Iowa County, minutes from Victor. Situated on a 1-acre parcel, the property includes three buildings, offering versatile opportunities for various business uses. Currently zoned Industrial.

Located just a short distance from Interstate 80 which sees a daily traffic county of 29700 vehicles based on the last DOT count in 2023.

- **MAIN BUILDING:** A 120' x 66' (7,920 Sq Ft) warehouse featuring 10 bunks, a small office space in the front corner, and four large overhead doors for easy access.
- **SECOND BUILDING:** Measuring 105' x 42', this structure is divided into two sections:
 - A 69' x 42' (2,898 Sq Ft) heated space with a small office and bathroom.
 - 36' x 42' (1,512 Sq Ft) cold storage area with a workbench.
- **THIRD BUILDING:** A 28' x 29' (812 Sq Ft) metal post-frame structure adjacent to the main warehouse.

The property also features a large gravel lot surrounding the buildings, providing ample parking and maneuvering space. Please note that the mill, bins, and warehouse racking are not included in the sale and will be removed before closing. This sale is for real estate and buildings only.

Don't miss this excellent investment opportunity with highway access and versatile commercial potential!

**The bulk bins are reserved by the seller along with the Micada Super Structure Grain Storage Mill.*

A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

1.0
Acres M/L

2107 B AVENUE, VICTOR, IA 52347

Parcel Number: 053101012 | Net Taxes: \$5,252.00



DIRECTIONS

FROM VICTOR, IOWA:

Head south on B Avenue for 2.8 miles. Tract 1 will be on the right-hand side.



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TRACT TWO

LEGAL DESCRIPTION: The West Fifty-Four feet of even width of lot Eighteen of the original town (Now City) of Victor, IA County, IA. Exact legal description to be taken from Abstract.

Opportunity knocks with this well-positioned commercial building in Victor, offering a seamless blend of storefront, office, and warehouse space. Whether you're expanding your business, launching a new venture, or need a flexible work environment, this property has the layout and location to support your success.

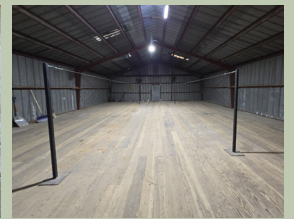
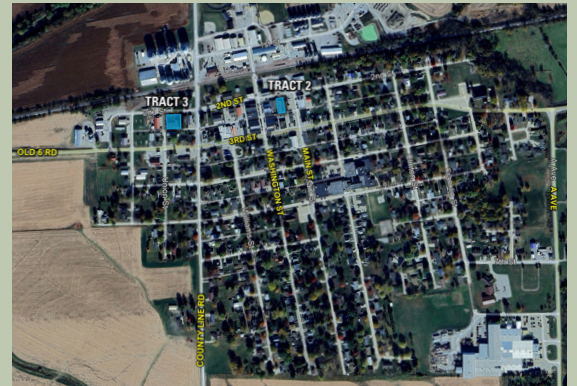
Step inside to a bright and inviting reception area—ideal for welcoming clients, showcasing products, or setting up workstations. Moving further in, you'll discover a thoughtfully designed workspace featuring a file room, semi-open office areas, a kitchenette, a bathroom, and a dedicated conference room, all spanning 1,156 square feet. Plus, with full HVAC, comfort is built into the design.

At the rear, a connected 36' x 60' or 2,160-square-foot steel-frame warehouse offers high ceilings, ample storage, and a loading dock-height floor and door—perfect for shipping, receiving, or workshop needs.

Nestled just off Main Street, this property enjoys a prime location in a thriving small-town community. Please note: all office furniture and equipment will be removed prior to closing.

Don't miss your chance to secure this adaptable commercial space—schedule a showing today!

A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.



.15
Acres M/L

603 2ND STREET, VICTOR, IA 52347

Parcel Number: 863007180 | Net Taxes: \$512.00

DIRECTIONS

FROM VICTOR, IOWA:

Located on the south side of 2nd Street in-between Washington Street and Main Street of Victor, IA.

RILEY SIEREN

319.591.0111 | Riley@PeoplesCompany.com

TRACT THREE

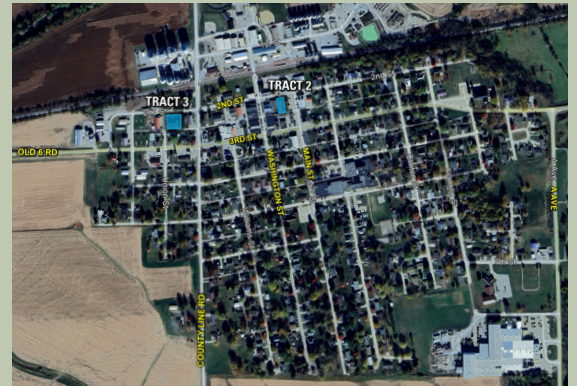
LEGAL DESCRIPTION: Negley's 1st Lots 3 & 4 Block 2 of the town of Victor, IA. Exact legal description to be taken from Abstract.

Unlock the potential of this prime commercial property in Victor, IA! Perfectly positioned on a coveted corner lot, this expansive 4,900-square-foot heated building offers endless possibilities for your business vision. Whether you're looking to establish a retail space, workshop, warehouse, or office, this versatile property can accommodate a wide range of needs.

Designed for efficiency and accessibility, the building features alley access with an overhead door for easy loading and unloading, while the spacious 26 x 24 (624 Sq Ft) covered main entrance welcomes customers or clients right from the parking lot. The sturdy steel-frame construction, paired with a durable metal exterior, spans an impressive 98 x 50 (4,900 Sq Ft) footprint.

Ample parking ensures convenience, while the commercial zoning opens the door to multiple business opportunities. Don't miss this chance to secure a high-visibility, adaptable space in a thriving community! Contact us today for more details.

A three percent (3%) Buyer's Premium will be added to the final bid price and included in the total purchase price.



.33
Acres M/L

905 2ND STREET, VICTOR, IA 52347

Parcel Number: 1978900 | Net Taxes: \$990.00

DIRECTIONS

FROM VICTOR, IOWA:

Located on the corner of Union Street and 2nd Street just west of the County Line Road.

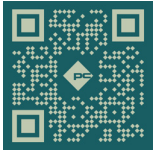
LISTING #18168



12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #18168



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW THIS
LISTING ONLINE!

THREE TRACTS - VICTOR, IOWA



ONLINE ONLY, NO RESERVE AUCTION - INDUSTRIAL/COMMERCIAL PROPERTIES

Auction Terms & Conditions

**Absolute, No Reserve, Online Only
Commercial & Industrial Property Auction**

Bidding is Live!

Bidding Ends: April 18, 2025 at 5:00 PM CST

Tract 1: 2107 B Ave Victor, IA 52347
Tract 2: 603 2nd Street Victor, IA 52347
Tract 3: 905 2nd Street Victor, IA 52347

OPEN HOUSES: Will be Saturday, March 22 at 12:00 PM - 2:00 PM and Saturday, April 5 at 12:00 PM - 2:00 PM

BIDDING TERMS: A bid placed within 5 minutes of the scheduled close of the auction will extend bidding by 5 minutes until all the 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.

BUYER'S PREMIUM: Buyer will be responsible for payment of a premium of 3% of the purchase price, payable at closing.

CO-BROKER: Co-Broker must register client 24 hours prior to the Auction date by filling out our Broker Registration Form.

EARNEST MONEY PAYMENT: A 10% earnest money payment is required upon conclusion of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in Peoples Company's Trust Account.

CLOSING: Closing will occur on or about Friday, May 23rd, 2025. The balance of the purchase price will be payable at closing in the form of cash, guaranteed check, or wire transfer.

POSSESSION: Possession of the property will be given at Closing.

CONTRACT & TITLE: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

BIDDER REGISTRATION: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

OTHER: 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, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. All bids will be on a total price and not on a per acre basis. 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.

DISCLAIMER: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall property characteristics may vary from figures stated within the marketing material. Buyer should perform his/her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the abstract.

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