



ONE-CHANCE SEALED BID SALE



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Licensed Salesperson in IA
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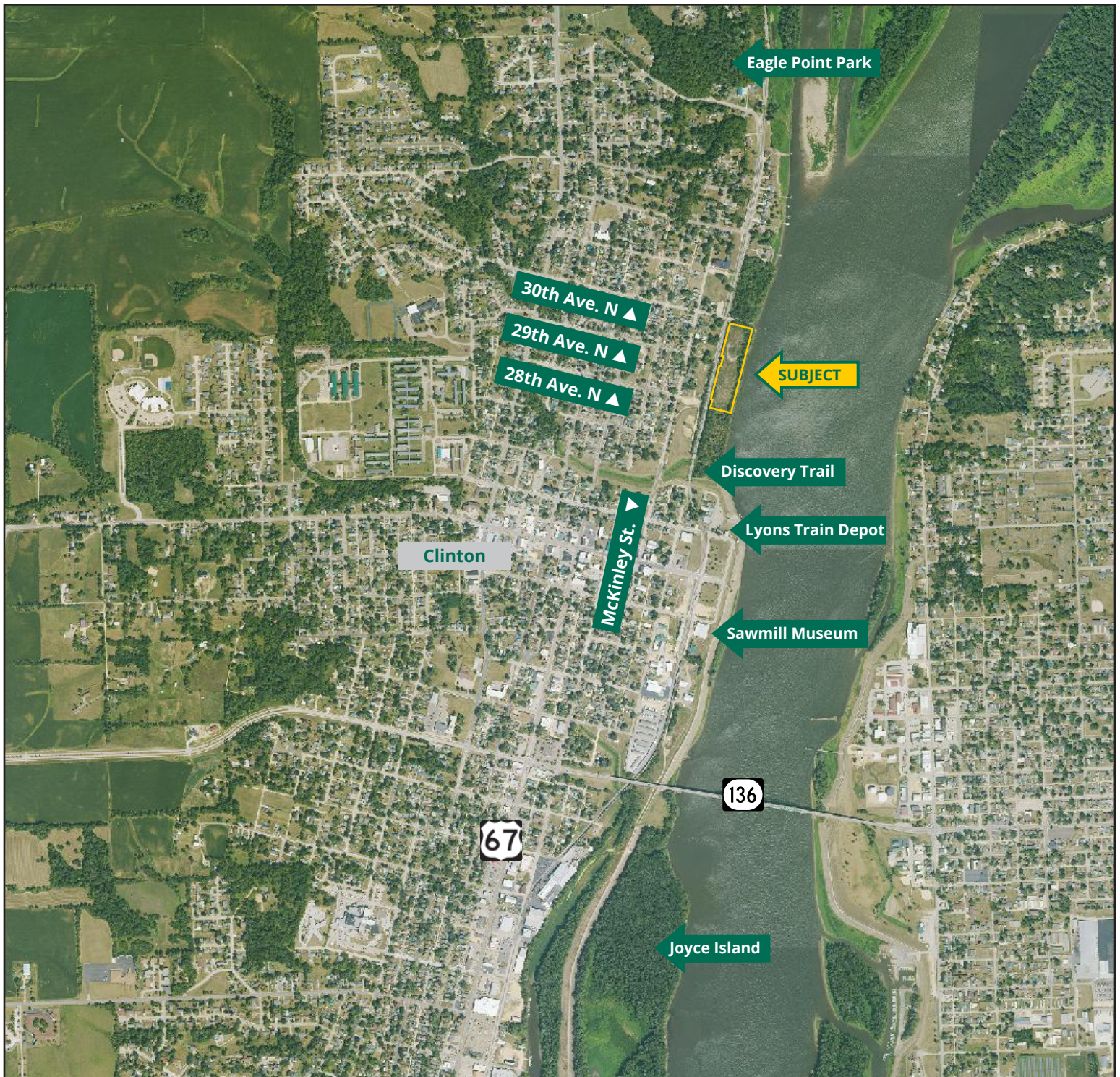


TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
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River's Edge Land Co.

Bid Deadline:
Wednesday, November 5, 2025
12:00 Noon, CST

5.11 Acres, m/I
Single Parcel
Clinton County, IA





319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

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Location

From Clinton: Located at the intersection of 30 Ave. N and McKinley St.

Simple Legal

The vacant portions of 28th Avenue North and 29th Avenue North, from 15 feet east of McKinley St. to the Mississippi River, in the City of Clinton, Clinton County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2901 McKinley St.
Clinton, IA 52732

Possession

Possession will be given at settlement.

Real Estate Tax

Taxes Payable 2025-2026: \$1,538.00
Net Taxable Acres: 5.11
Tax per Net Taxable Acre: \$300.98

Zoning

Currently zoned C-4 Planned Commercial. Planned Commercial development allows all of uses of buildings included in the C-2 General Commercial District, such as mixed commercial and residential uses among many other things. Contact the agent for details.

Lease Status

No lease on the property.

FSA Data

No FSA data available as this property is not enrolled in the FSA program. Contact agent for details.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

This property is nearly level.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Utilities

Water and sewer connections are available at or near the property. Contact agent for details.

History

Operated as a marina in the 1970s. Pilings and piers of a boat lift remain in place.

Comments

Prime development land located along the Mississippi River.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Northeast Corner Looking Southwest



Southwest Corner Looking Northeast



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South Side Looking North



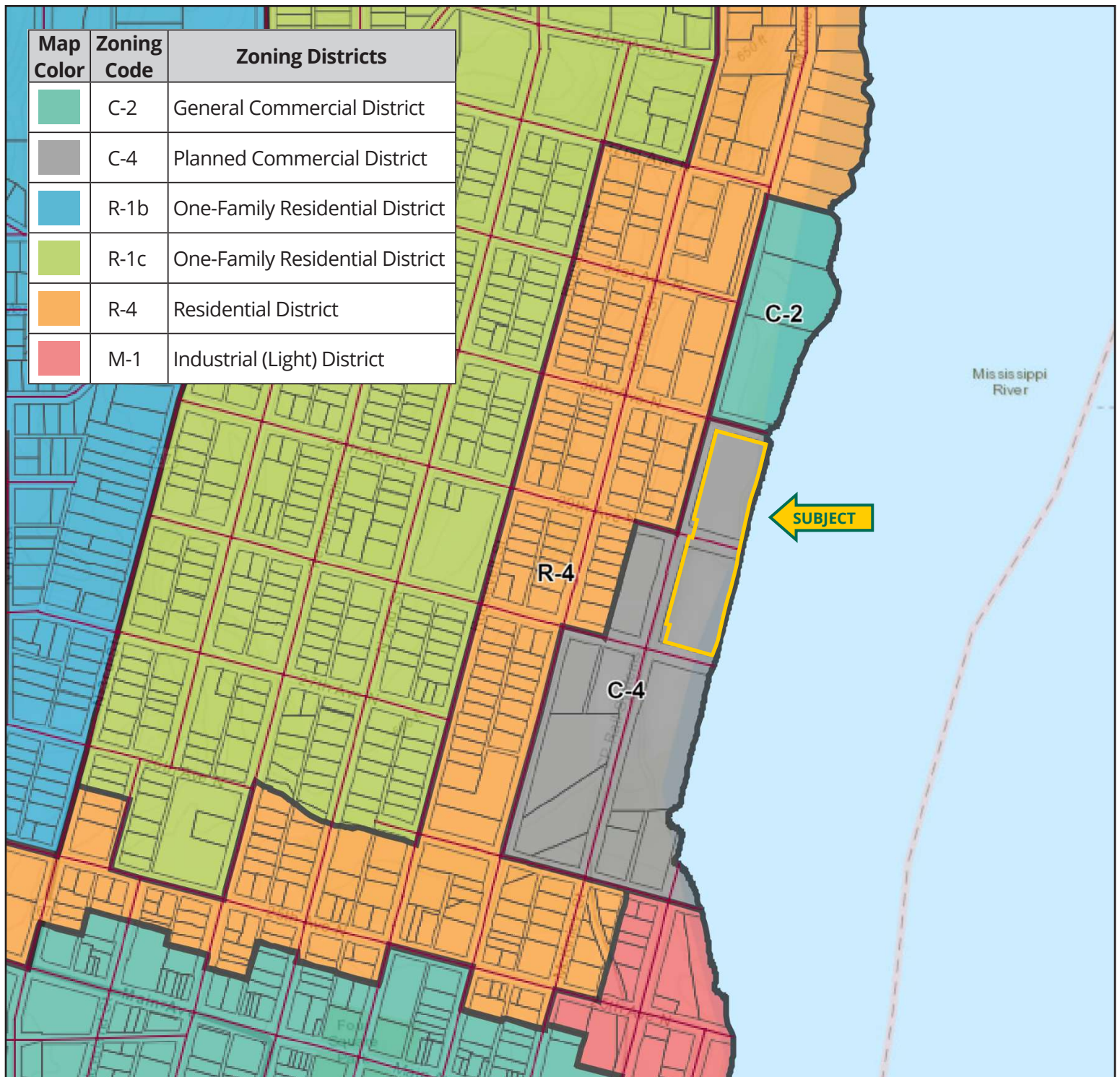
North Side Looking South



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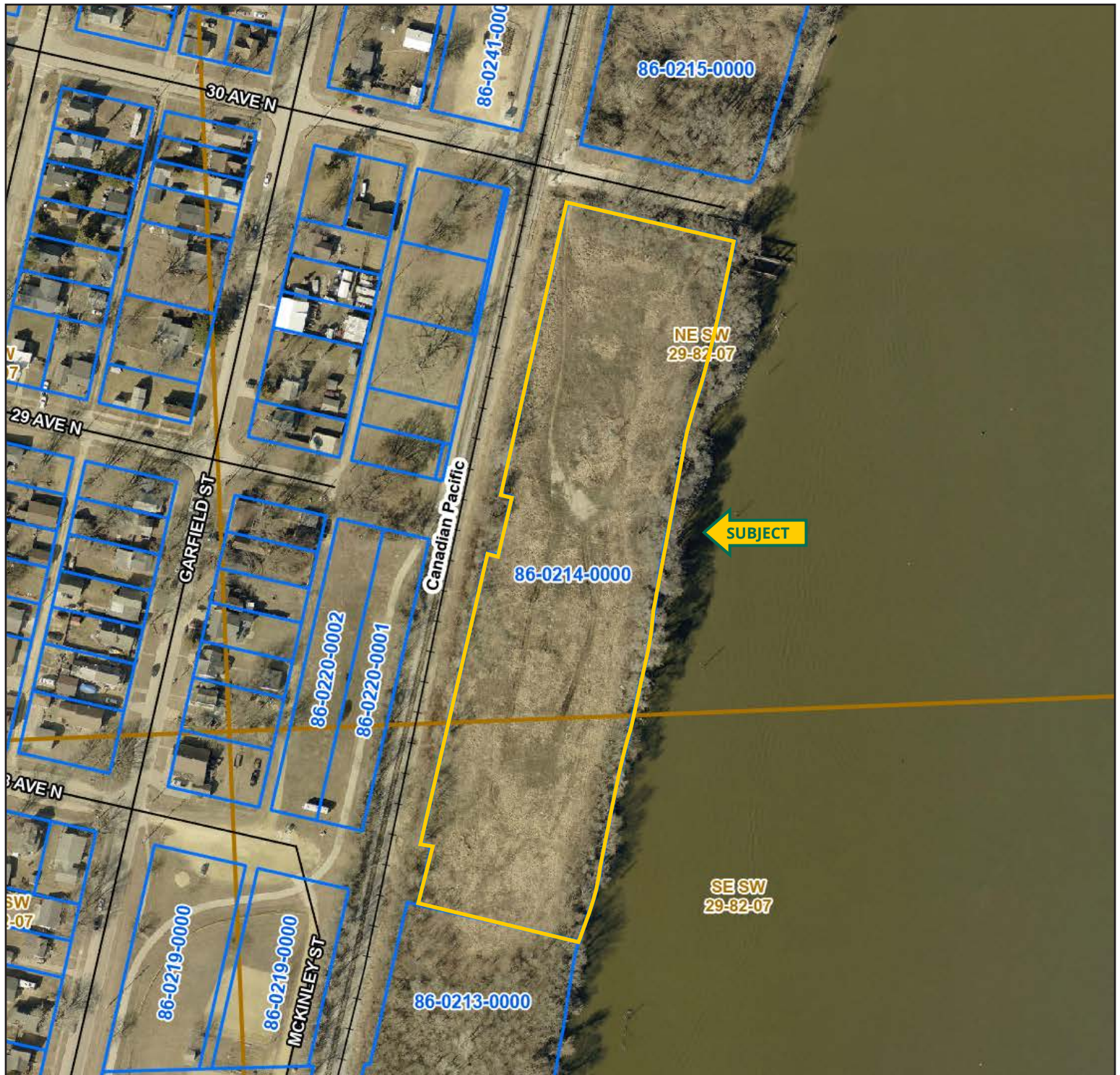


Source: City of Clinton GIS Zone Map (<https://www.cityofclintoniowa.gov/193/Zoning-Maps>)

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Time: 12:00 Noon, CST

Mail To:

Hertz Real Estate Services
Attn: Dylan Daehn
PO Box 50
102 Palisades Road
Mount Vernon, IA 52314-0050

Seller

River's Edge Land Co.

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Any written updates that may be made prior to the bid deadline will take precedence over previously printed material and/or oral statements. Acreage figures are based on information currently available, but are not guaranteed. Seller is selling property on an "As-Is, Where-Is, with All Faults" condition.

Bid Submission Process

To request a Bid Packet, please contact the sale manager, Dylan Daehn (563-357-7869).

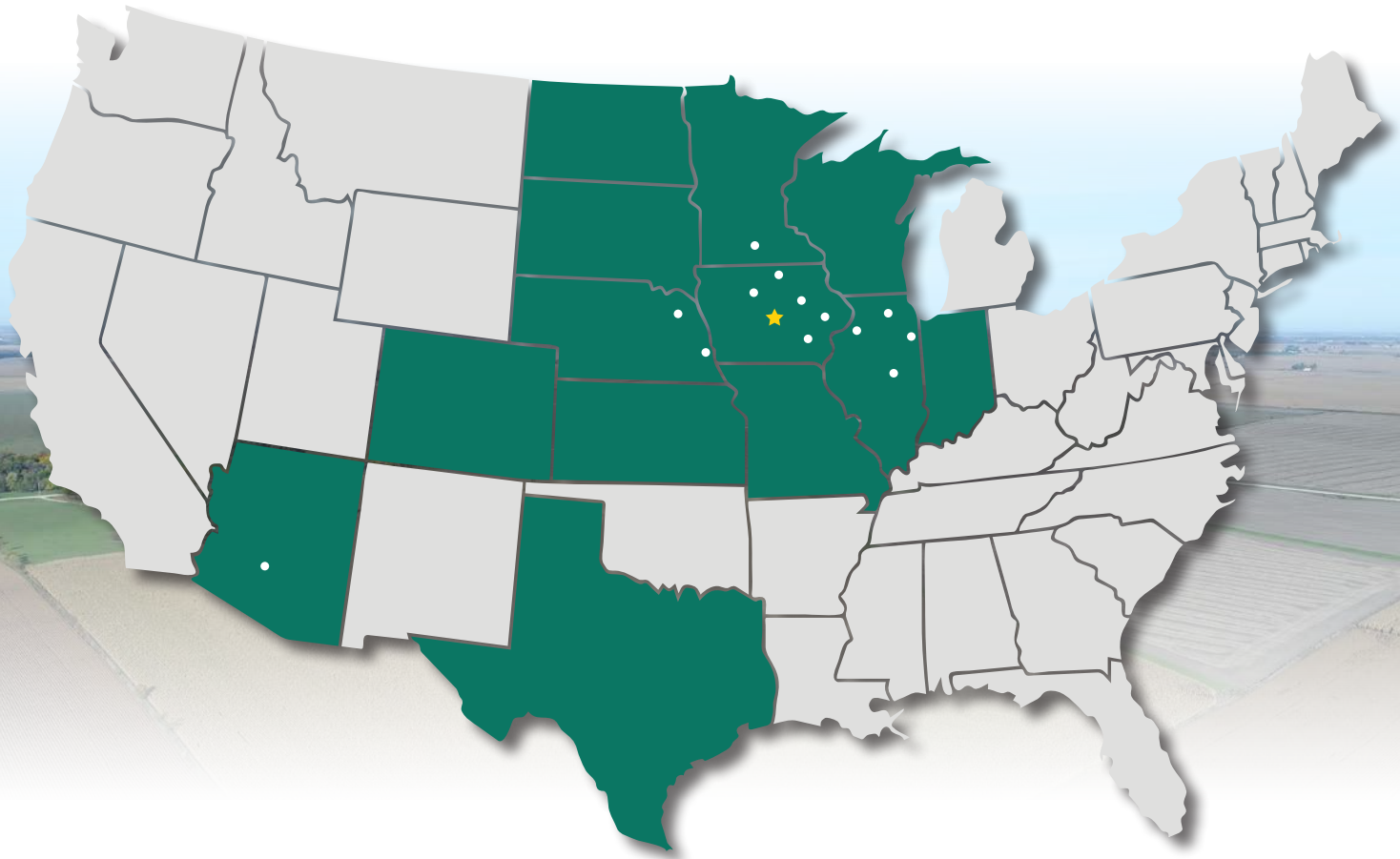
All interested parties are required to make Sealed Bids on purchase contract forms provided by Hertz Real Estate Services. To be considered, all Sealed Bids should be made and delivered to the Mount Vernon Hertz office, on or before Noon on Wednesday, November 5, 2025. The Seller will accept or reject all bids by 1:00 PM on Thursday, November 6, 2025, and all bidders will be notified shortly thereafter.

Terms of Possession

The winning bidder will be required to submit a ten percent (10%) down payment within one business day of being notified their bid was accepted. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before Thursday, December 18, 2025, or as soon thereafter as closing documents are available. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to date of closing.

Contract & Title

Upon acceptance of bid by Seller, the successful bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.



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