

Spacious Property with Shop and Storage near Milford, IA

@ ONLINE ONLY AUCTION

BIDDING BEGINS Thursday, October 2 @ 12 PM & CLOSSES Thursday, October 9 @ 12 PM



Located 1 3/4 miles west of the St Joseph Catholic Church corner—adjacent to Blacktop A-34.



Open House: October 2 from 5-6 PM

Located on **1.84 acres**, this versatile property offers plenty of room and valuable features, ideal for business, hobby use, or personal storage needs. Highlights include: **38' x 60' Insulated Shop** with: Overhead electric bi-fold door – perfect for large equipment or toys, Built-in office space, Bathroom (buyer will be responsible to bring septic up to Iowa code or tear out tank), and Loft area for additional storage or workspace. This building has in floor drain, is steel lined with 16' sidewalls with radiant heat. **40' x 54' Quonset Building** – great for equipment, boats, vehicles, or extra storage with set of sliding doors. Located near **Milford, Iowa**, this property combines function with convenience in a peaceful rural setting. It is serviced by Milford City Water and Iowa Great Lakes Electric. Included is a 1000 gal and 500 gal propane tank.

Real Estate Taxes: The taxes will be pro-rated to the buyer as of the date of possession based on the current taxes.

Brief Legal Description: 2040 220th St, Milford, IA 51346. The South 365' of the East 220' of the SE 1/4 of the SW 1/4 in Section 2-98-37; containing 1.84 surveyed acres.

Real Estate Terms: 10% down payment upon close of auction and notification of successful bidder on October 9, 2025. Balance will be due at closing, on or before November 13, 2025. The abstract will be continued to date. Seller guarantees a clear and marketable title on the property.

Real Estate Possession: November 13, 2025 or at time of closing.

Auction Company Note: Here is a excellent opportunity to purchase a versatile property west of Milford, IA. This property has plenty of space and storage. You can't go wrong with this one! This will be an 'ONLINE ONLY AUCTION'! This method offers you the opportunity to bid at your convenience any time of the day or night. Go to our website: www.vw72.com for instructions on how to register and bid. **There will be a 4% buyers premium.** If you have any questions regarding the online bidding, please give us a call at 712-729-3264. There will be an open house on Thursday, October 2nd from 5-6 PM. Thank you for your interest, have fun bidding and please call if we can assist you in any way! Todd, Shannon, Rich and Levi

Terms: This property is being sold "as-is" "where-is". Information contained within this advertising was received from sources deemed to be reliable; however, no warranties are provided by the auction company regarding these. All prospective bidders are encouraged to take whatever steps necessary to satisfy themselves regarding the sizes, condition, real estate taxes and all other information provided in this advertisement. There are no warranties expressed or implied by the auction company or auctioneers. The auction company represents the SELLERS in this transaction. Additional terms and conditions are posted on line. Not responsible for accidents. Potential bidders must agree to these terms and conditions prior to registering and bidding. Online announcements will supersede any written advertising information.

Lambert Farm Service

Auction signs posted!

www.vw72.com



215 Main Street, Sanborn, Iowa 51248
712-729-3264 (office)
auctions@tcaexpress.net

www.vw72.com

Auctioneers:

Todd Hattermann 712-348-0111
Shannon Rydberg 850-712-7041
Rich Vander Werff 712-261-0298
Levi Mouw 712-441-6898