



Virtual Online • Washington County, Iowa

# REAL ESTATE AUCTION

**TUESDAY, JUNE 1, 2021 AT 10:00 A.M.**



**GRAIN ELEVATOR SITUATED ON 2 ACRES±**

*Property Preview*  
Friday, May 21<sup>st</sup>  
from 10:00 - 11:00 A.M.



**WASHINGTON, IOWA**



## Location & General Information

Agri-Way Partners property is located at 458 Highway 1/92 N, Washington, IA 52353 (in the northwest portion of Washington, Iowa).

Grain producers and business owners, mark your calendars now for this upcoming Washington County, Iowa real estate auction. This property features the former Agri-Way Partners, Washington, Iowa location and offers unlimited possibilities!

### Highlights:

- Over 400,000 bu. of grain storage including a 230,000 bu., 75' steel bin
- (2) 52,000 bu., 48' steel bins & (2) 40,000 bu., 42' steel bins.
- 75' 3,500 bu. per hour grain leg.
- There are several older overhead storage bins.
- 40' x 72' metal storage building with a concrete floor.
- An office & warehouse structure that features a loading dock & truck alleyway.
- 70' truck scale.
- Zoned Industrial.
- This is an auction you will not want to miss!



### Auction Managers:

Jim Huff (319) 931-9292  
Jeff Hoyer (319) 759-4320

## Agri-Way Partners, LLC

Representing Attorney: Sarah Haas • Aspelmeier, Fisch, Power, Engberg & Helling, P.L.C.  
321 N 3rd St., Burlington, IA 52601 • Phone: (319) 754-6587



# SULLIVAN

**AUCTIONEERS, LLC**

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## *Method & Terms*

The Agri-Way property will be sold for a “lump sum total dollar amount”.

Ten (10%) percent of the bid price to be due on the day of sale with the balance due in approximately 30 days, on or before Thursday, July 1, 2021, upon delivery of a merchantable abstract and deed. Immediately following the auction, the successful bidder(s) shall enter into a written agreement with the seller. The real estate taxes will be prorated to the date of closing. Full possession will be given at the time of closing.

All announcements sale day shall take precedence over any prior advertising either written or oral. The information in this brochure is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to the property. This real estate is being sold “as is”.



**PLEASE NOTE:** This will be a virtual online event.  
No internet buyer's fees.  
Easy pre-sale registration.  
If anyone has any questions, feel free to give us a call, Toll Free (844) 847-2161, and let one of our helpful staff get you registered.