

COMMERCIAL & RESIDENTIAL REAL ESTATE

AUCTION

TUESDAY, DEC 8TH, 2015 1:00 PM

108 GREEN ST. AND 114 GREEN ST., GLENWOOD, IA

FIVE STAR ASSISTED LIVING FACILITY & HOME

AUCTION HELD ON-SITE

(FORMERLY KNOWN AS PARK PLACE)

114 GREEN ST., Nursing home



5.05 Acre @ 114 Green St. Glenwood, IA 51534 - 48,085 Total SF Building with a 72x72 Court Yard Built in 1964 - City Water - City Sewer & Natural Gas Sprinkler System 10x12 Cooler & 10x12 Freezer. Assessor Classification: Multi-Residential for Taxation Purpose - - Current Annual Real Estate Taxes \$70,086 Per Year. 100 Room Nursing Home Licensed for 128 Beds Prior to Closing 4/30/2015.

108 GREEN ST., Home on 1.49 acres



3 Bedroom Home on 1.49 Acres - Built in 1978. 1209 SF on the Main Floor 1 Full Bath - Vinyl Siding - City Water - City Sewer & Natural Gas - 1 Car Basement Garage & Attached Carport. - Plus A 2009 Manufactured Home 24x60, 1440 SF

OWNERS: FIVE STAR QUALITY CARE, INC. AND SPTIHS PROPERTIES TRUST

Terms: 10% down day of auction with balance due at closing on or before 12/29/15.

Acceptance of bids: Successful bidders will enter into a purchase contract at the auction site immediately following the auction. All bids are subject to seller's approval. Your bidding is not subject to financing, so financing must be arranged prior to auction. **Possession:** At closing, 12/29/15. **Agency:** Auctioneers Al Hughes & Jim Hughes Real Estate are agents for and represent the sellers. All bidders will be considered customers, not clients. **Disclaimer:** Announcements made by the auctioneer at the time of the sale will take precedence over any previously printed material or any other oral statements made. All information contained in the brochure and all related materials are subject to terms and conditions outlined in the agreement to purchase. Each potential bidder is responsible for conducting his or her own independent investigations, inspections, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate, but is subject to verification by all parties relying on it. No liability for its accuracy, error or omissions is assumed by the seller or the auction company. All sketches and dimensions in this brochure are approximate and have been estimated based on aerial photographs. Conduct of the auction and increments of bidding are at the direction and discretion of the auctioneer.

AUCTIONEER'S NOTE:

5.05 ACRES & 48,085 SF VACANT BUILDING FORMERLY PARK PLACE OR 5 STAR NURSING HOME AND 1.49 ACRES WITH A HOME & 1440 SF MANUFACTURED HOME ON A BLOCK FOUNDATION. THEY SELL

The property is being sold on an AS IS, WHERE IS basis, and no warranty or representation either expressed or implied concerning the property is made by the seller or the auction company.



AUCTION SERVICE

Glenwood, Iowa

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**SHOWING BY
APPOINTMENT ONLY!**

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