

LAURENS, IOWA RESIDENTIAL APARTMENTS

»SELLING IN 3 TRACTS«

UNRESERVED ONLINE AUCTION

BigIron REALTY

[EXPERTS IN SELLING LAND]



Bid Online
**MAR. 25-
APR. 8, 2025**

BIDDING ENDS AT 1:00 P.M. CENTRAL

Get a salebill, register and bid at

www.bigiron.com



Sellers: If you are thinking of selling your property, please attend this auction and see how it works!

Seller: Farmers Trust & Savings Bank, Spencer, IA,
on behalf of John & Jennifer Newgard

Explore the Property from Above

DRONE TOUR



Contact Your Listing Agent
Sam Harper 712.339.5002



Tract #1: 213 Section Line Road, Laurens

Located on the east side of Laurens, IA, this eight-unit multi-family apartment building is ready for your investment. In addition to the building there is a paved parking lot with 8 stalls under an 80' x 22' garage. The apartments are on two levels. Currently occupied with leased occupants. This property sells AS-IS. Contact agent for lease details and showing by appointment. Property is for sale locally and seller reserves the right to end this auction at any time.

Legal: BAL 125' NORTH LAURENS BLK 16, Zoned: Residential-Parcel ID: 0122385004, 0.32 Acres; 13,750 SF Lot – 7,104 SF Building, Built in 1969.

2024 Taxes: \$4,370.00

Tract #2: 303 Main Street, Laurens

Multi-family investment property alert! This six-unit property has adequate off-street paved parking and includes a 30' x 58' cold storage building and some garage spaces. The apartments have a variety of sizes on two stories. Currently occupied with leased occupants. This property sells AS-IS. Contact agent for lease details and showing by appointment. Property is for sale locally and seller reserves the right to end this auction at any time.

Legal: LOT 77" PT OL 7 ALLEN'S ADD, Zoned: Residential-Parcel ID: 0127208002 0.56 Acres; 24,394 SF Lot, Built in 1943.

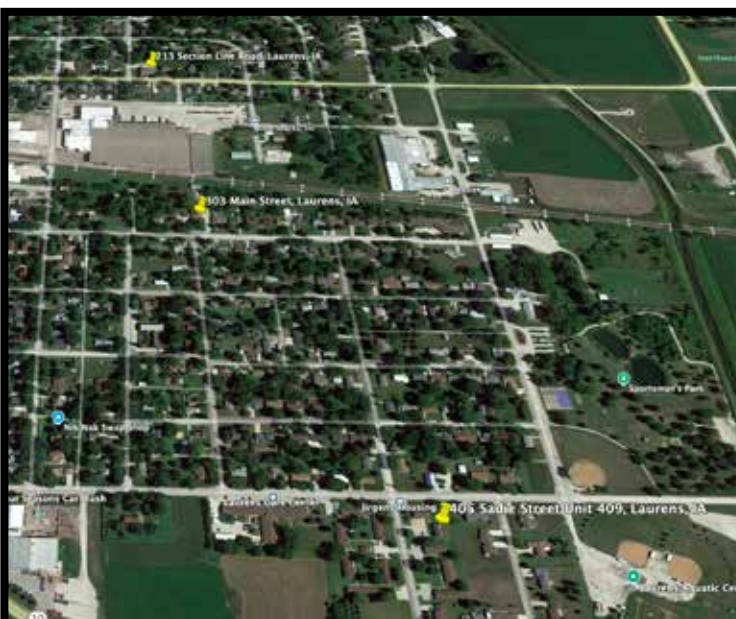
2024 Taxes: \$3,086.00

Tract #3: 405 Sadie St Unit 409, Laurens

This investment property features two four-unit multi-family apartment buildings. Each has its own common vended washer/dryer combo. Paved off street parking is also included. Currently occupied with leased occupants. This property sells AS-IS. Contact agent for lease details and showing by appointment. Property is for sale locally and seller reserves the right to end this auction at any time.

Legal: LOT 160.61x174.00 N CENT PT LOT 3, Zoned: Residential-Parcel ID: 0127402016, 0.64 Acres; 27,878 SF Lot – 2802 SF Each Building (1404/Level), Built in 1976.

2024 Taxes: \$3,170.00



BIDDING PROCESS

The bidding increments will be \$2500/bid. The final sale price will be calculated based on the highest bid. The real estate agent reserves the right to adjust bidding increments. You may place bids on this property for 14 days, beginning March 25, 2025, and ending April 8, 2025, at 1:00 p.m. This unreserved online auction features bidding extensions. If a bid is received within five minutes of the scheduled close time, the bidding period is automatically extended to five minutes. This will continue until there is a five-minute period where no bids are placed. NOTE: Do not wait until the day the auction closes to register to bid online. All bidders must be approved to bid, so register at least 24 hours before the auction closes or call 800-887-8625 for assistance.

TERMS & CONDITIONS

The successful buyer will be required to enter into a written purchase agreement immediately after the sale with a 10% non-refundable down payment to be payable to KC Title & Closing. The earnest deposit can be made by a personal check, company check, or wire transfer. The balance will be due at closing on or before May 13, 2025. The seller will provide a marketable title to the buyer; the title opinion and closing costs will be at the buyer's expense. The seller will pay the 2024 real estate taxes, and the 2025 real estate taxes will be prorated to the day of closing. The property will not be sold subject to financing. Bidding increments may be changed at the discretion of the real estate agent. Please have all the financial arrangements made before the auction. The written purchase agreement, to be signed by the seller and buyer after the auction, is the sole and controlling document of this sale and supersedes any and all other terms, whether verbal, written, expressed, or implied, and shall be the sole and controlling document for this real estate transaction. BigIron Realty is working for the seller.

Attend the Auction

Tuesday, April 8, 2025 | 11 a.m. Central until bidding ends
BigIron Realty Office | 2722 Highway Blvd | Spencer, IA

BigIron Realty representatives will be there to answer questions about the property and assist buyers with bidding online. You do not have to be present to bid online, but you are required to be available by phone. **Sellers:** If you are thinking of selling your property, please attend this auction and see how it works!

For more information and photos on the properties,
visit www.bigiron.com

Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All prospective buyers are urged to fully inspect property and rely on their own conclusions. Copyright 2025 BigIron Realty. All rights reserved.

THE BIGIRON REALTY ADVANTAGE

QUICK LAND SALES

When you list your property on our online land auction platform, it is **guaranteed to be sold after six weeks.**



MORE MONEY IN YOUR POCKET
Our online land auctions **consistently outperform** traditional auctions and listings.



UNMATCHED MARKETING REACH
We market land auction listings to **hundreds of thousands of potential buyers** across the United States using traditional and innovative marketing methods.

Celebrating 40 years of farm real estate experience, BigIron Realty brings that experience directly to you with our unique online platform where bidders from around the country can bid on your land anytime, anywhere. Our rural values, paired with today's technology, give you the real estate experience you deserve.

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www.bigiron.com
800.887.8625



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