

# Growthland

*Appraisals, Management, Brokerage, & Advising*

**Commercial Property**  
197' x 132' Lot  
Delaware County, IA

**Available for Bid**  
**Bids Due by September 30th**  
See Bid Process Below

**918 E Main St, Manchester, Iowa**



## Bid Process

### Round One Bidding Process

- Prospects will submit a Round 1 bid by **Wednesday, Monday, September 30th, 2024 at 5 PM. Ask agent for bid form.**
- Cash offers, no contingencies
- Accepting property "as-is", "where-is"

### Seller options:

- Accept one bid
- Determine to negotiate with one bid
- Ask multiple bidders to provide a highest and final Round 2 offer by **Tuesday, October 1st, 2024 at 10 AM.**
- Reject all bids and retain ownership

**Terms:** Ten percent of the purchase price required from successful bidder. Buyer(s) will sign Real Estate Sales Agreement and must be prepared for cash settlement of the purchase price at the time of closing.

**Closing:** Ideally close within 45 days of final offer date.

**Conditions:** This sale is subject to all easements, leases and any other restrictions of record. **Buyer(s) have inspected the property and understand they are purchasing the property "as-is, where-is".** Any expenses post-closing are at the sole discretion of the buyer(s).

**Agency:** Growthland and their Associates are Agents of the Seller.

## Property Overview

- This property is conveniently located on Main Street in Manchester, with easy access to Highway 20 and Highway 13, **making it an excellent location for alternative uses.**
- Formerly the site of Carl's Feed & Farm Store, the bins and scale have been removed from the property.
- **Parcel Number:** 630-28-33-040-00.
- **Total Land Area:** 197' x 132'
- **Building Details:**
  - Warehouse (Storage)  
2,400 sq ft, built in 1948.  
Includes 1 bathroom and a front office
  - Metal Light Manufacturing Building  
406 sq ft, built in 1991.
  - Metal Warehouse - 485 sq ft, built in 1991.
  - Additional Warehouse (Storage)  
1,760 sq ft, built in 1948.
- **Property Taxes:** \$3,658 annually

## Showings By

## Appointment Only:

**Call John Airy at 319-350-0474  
to setup date and time**

## Contact Us:

5475 Dyer Ave, #141  
Marion, IA 52302  
Phone: (319) 377-1143  
[www.growthland.com](http://www.growthland.com)

**John Airy**  
[john@growthland.com](mailto:john@growthland.com)  
319-350-0474

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## Maps



## Photos



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