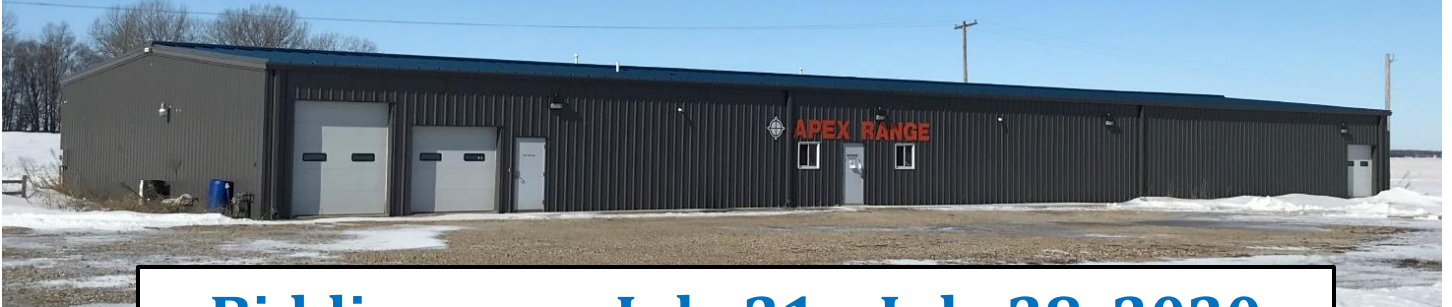


# COMMERCIAL PROPERTY AUCTION

## APEX Indoor Shooting Range

Hwy 71, Fostoria, IA



**Bidding open July 21 – July 28, 2020**

**Check out our website to see the posted current high bid !**

### Property Highlights:

- 3.5 acre platted site zoned Commercial
- Over 660 feet of prime highway frontage
- Great highway exposure – over 9200 cars per day
- Includes bare 1.5 acre surveyed north lot
- 10,680 square foot building, built in 2014
- Steel framed metal sided structure, new condition
- Retail showroom, manufacturing storage area, offices
- Concrete shooting range with two 6 lane rooms
- Caswell target retrieval systems
- Phones, security equipment, and Kidde Fire System
- Desks, chairs, tables, display cabinets, and shelving

**RE Taxes:** \$13,804 annually



### AUCTION TERMS AND BIDDING PROCEDURE:

Bidding will start July 21, 2020. Bidding will not end prior to 2:00 pm July 28, 2020. Bids will be taken by phone. The current high bid will be posted on theacrecoco.com website. Each active bidder will be given the opportunity to make additional bids until bidding is closed. The sale is subject to owner confirmation. Successful bidder will sign a purchase contract and deposit 10% earnest money with The ACRE Co. Bidders will be confidential until bidding is closed.

### BROKER PARTICIPATION TERMS:

A commission of 1% of the bid amount will be paid to the Iowa Licensed Real Estate Broker whose registered buyer purchases the property. A registration form must be completed before buyer inspects the property or places a bid. Contact The ACRE Co. for complete terms and registration form.

**BID NOW – Call The ACRE Co. 712-262-3529**



Jon Hjelm, ALC 712-240-3529  
Chuck Sikora 712-260-2788  
Austin Peterson 712-260-3678  
[theacrecoco.com](http://theacrecoco.com)



**Retail Showroom**



**Indoor Range**



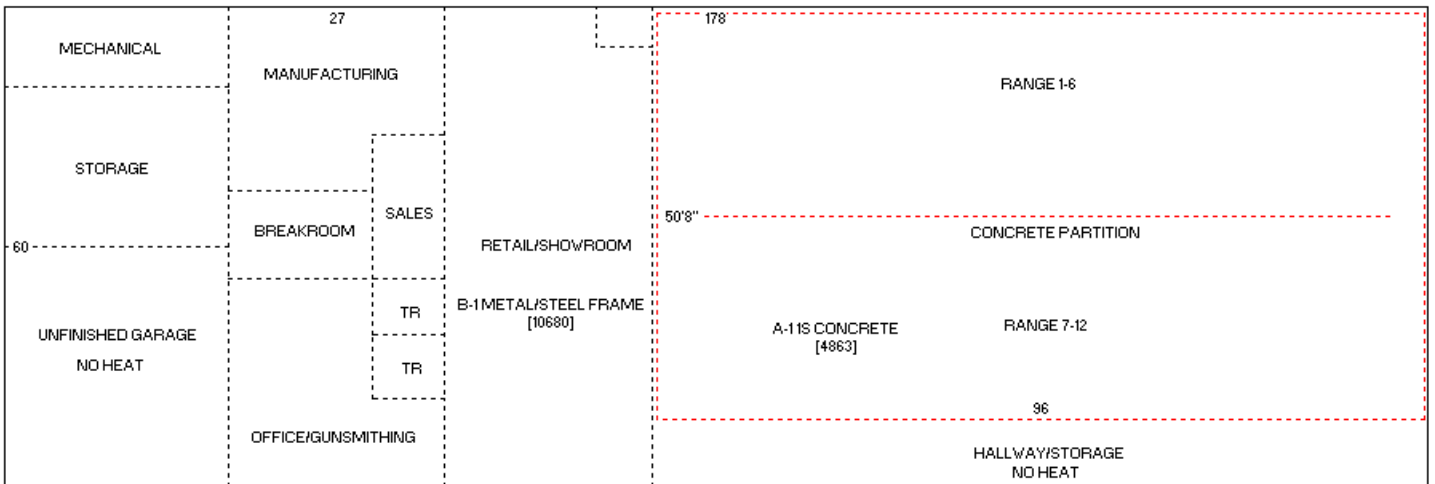
**Indoor Range**



**Garage Area**



**Storage/Offices**



## APEX Building Layout

The Owner reserves the right to approve or reject the final bid. The ACRE Co. represents the Sellers at this private auction. Announcements during the sale take precedence over published information. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co. No warranties are either expressed or implied by Sellers or The ACRE Co.