INDIANOLA, IOWA

DEER RUN 18-HOLE GOLF COURSE

LIVE & ONLINE

AUCTION

SATURDAY, APRIL 9, 2022, AT 10:00 AM

LOCATION OF PROPERTY: 2305 W. 2nd Ave., Indianola, IA, or from Hwy 65 & 69 and Junction 92, go approx. 1 ¾ miles West on Hwy 92- South side of road. Signs Posted!

AUCTION SITE: 2204 W. 2nd Ave. or directly across the road North of the golf course. ***To Register to bid online, see photos, & full descriptions go to www.iowaauctiongroup.com***

METHOD OF SALE: This property will be sold on a per acre bases with the final bid multiplied by the surveyed acres.

Auctioneers Note: What a grand opportunity to invest in a beautiful 18- hole golf course in the thriving community of Indianola, IA. Not only does Deer Run offer a picturesque lake and a magnificent view of the countryside, but it also offers an abundance of opportunity for additional residential development subject to zoning approval.



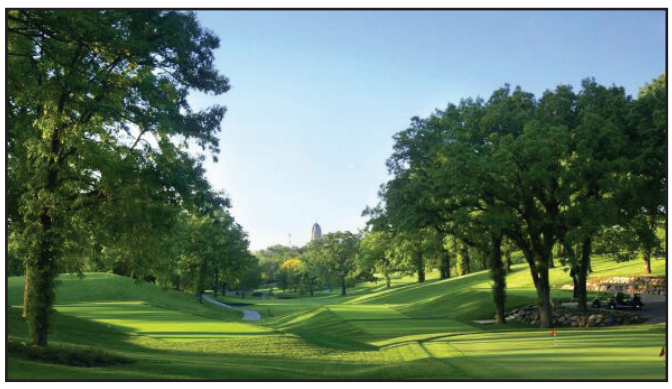
GOLF COURSE INFORMATION

AUCTION COMMENTS: This once in a life-time opportunity is coming to Indianola, IA on April 9, 2022. This 18-hole golf course offers 225.40 surveyed acres and will be sold on a per acre basis. This will be a live auction with internet bidding available. **Register to bid at www.iowaauctiongroup.com**. No Buyer Premium or internet fee to buyer.

ABBREV. LEGAL DESCRIPTION: Lots 3 and 4 in Deer Run, an official plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, except eight (8) tracts. (Full description of legal on website)



GENERAL INFORMATION: This functional, fully developed 72- Par, 18-hole course offers a large variety of distinct configurations for each hole, continuous asphalt cart paths, a driving range, plus a beautiful 12-acre lake for golf course irrigation, 3- retention ponds, and miles of irrigation. The course was created by architect Larry Flatt & offers yardage ranging from 100 to 570 ft with irrigated fairways. There are (2) beautifully established existing housing developments on this course with an abundance of existing utilities in place for future housing developments, subject to replat & rezoning to R-1. (Future development map drawing is available upon request.)



INCLUDED BUILDINGS: (Building 1) 30' x 40' retail club house built in 1999 with a 16' x 30' deck overlooking the golf course. All attached fixtures that make the building functional will remain. (Building 2) 36' x 70' Pole Frame building built in 1982 with full concrete floor is currently utilized for storage & shop area. (Building 3) 40' x 80' pole frame building built in 1999 has full concrete floor and is utilized for golf cart storage. Also has a women & men restrooms.



OPEN HOUSE DATES: We will be conducting (3) open house dates on Saturday, March 12, 19, & 26, from 10:00 AM to 2:00 PM. Golf carts will be available to prospective buyers to view the course. Brochure packets will be available upon request.

REAL ESTATE TAXES: Based on this replat of surveyed acres, the estimated taxes will be approx. $31,000/ yr. Taxes will be prorated to the closing date on or before May 10, 2022.



Terms: Buyer must provide cash or letter of financial pre-qualification if being financed. A real estate contract will be drafted the day of the auction **without** contingencies. 15% Non-refundable down payment will be due the day of auction with the remaining balance due at closing on or before May 10, 2022. The closing will be under supervisor of Robert Stuyvesant Law Firm. Seller will bring abstract up to date and provide clear and marketable Title to buyer. Final bid is subject to Seller's confirmation. Property Sold "As Is" any and all inspections by Buyer must be completed prior to auction day at Buyer's expense. Auction company represents Sellers in this transaction.



Live bidding day of auction or register to bid online at www.iowaauctiongroup.com

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