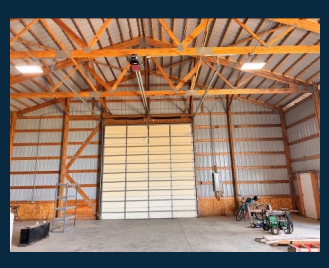
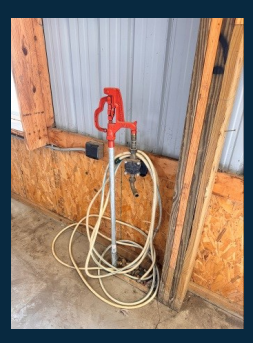
ONLINE ONLY AUCTION

BIDDING BEGINS
Wednesday, July 15 @ 12 PM
BIDDING CLOSES
Wednesday, July 22 @ 12 PM





221 Walker St
Sanborn, IA 51248

www.vw72.com

Open House: Thursday, July 16 from 5-6 pm

Contents to follow: including many shop items, hand tools and RV/camping equipment

General Description: Don't miss this opportunity to purchase a large Cleary machine shop situated on a corner lot in Sanborn, Iowa. This well-maintained property offers excellent storage, workshop, hobby, or business potential. Built in 2018 comprised of 4,000 square feet (80'x50'). Whether you're looking for storage space, a workshop, or a place to pursue your hobbies, this property is worth a look.

Real Estate Taxes: Estimated net real estate taxes are $1,916 per year. Taxes will be prorated to the buyer as of the date of possession based on current taxes.

Brief Legal Description: 221 Walker Street, Sanborn, IA 51248. Parcel G of Parcel A in the SW¼ of Section 35, Township 97 North, Range 41 West of the 5th P.M., O'Brien County, Iowa.

Real Estate Terms: A 10% down payment is due upon conclusion of the auction and notification of the successful bidder on **July 22, 2026**. The balance will be due at closing on or before **September 2, 2026**. The abstract will be continued to date, and the seller will provide clear and marketable title.

Possession: Possession will be given on **September 2, 2026**, or at the time of closing, whichever occurs first.

Property Features:

- Two 16'x16' electric overhead doors
- Walk-in entry door
- Concrete floor throughout
- Multiple windows providing natural light
- High-bay lighting
- 200-amp electrical service
- Water hydrant with electricity nearby
- Excellent location
- Well-maintained building in excellent condition

Auction Company Note: This is an excellent opportunity to acquire a quality storage or shop building with tremendous potential. Following the building the contents including many hand tools, shop items, RV/camping equipment, generator and more will follow. The property is being offered through an online-only auction, allowing you to bid conveniently from anywhere, 24 hours a day. Visit www.vw72.com for registration information and detailed bidding instructions. Thank you for your interest and happy bidding! *Rich Vander Werff • Todd Hattermann • Shannon Rydberg • Levi Mouw*

Open House: Thursday, July 16, 2026 • 5:00–6:00 PM If you have questions or need bidding assistance, please contact our office.

Terms & Conditions: This property is being sold "AS IS, WHERE IS." Information contained in this advertising has been obtained from sources believed to be reliable; however, no warranties or representations are made by the auction company or auctioneers regarding its accuracy. Prospective buyers are encouraged to conduct their own inspections and investigations regarding the property's condition, size, taxes, easements, covenants, and all other matters affecting the property. No warranties, either expressed or implied, are made by the auction company or auctioneers. The auction company represents the seller in this transaction. Additional terms and conditions are available online. Announcements made online shall take precedence over any printed advertising. Not responsible for accidents. All bidders must agree to the auction terms and conditions prior to registering and bidding. No buyers premium on the real estate. Personal property buyers premium is 10%.

Lance & Kris Sorensen Trust

Auction signs posted!

www.vw72.com

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