

PUBLIC AUCTION

Saturday, February 1 @ 10:00am

Located: 205 W 2nd St., Halbur, IA

BAR / RESTAURANT BUILDING & CONTENTS



**To View Property contact:
Bryan Wittrock 712-790-8045**

LEGAL DESCRIPTION: AUD SUBD OF OUTLOT1 LOTF **GENERAL DESCRIPTION:** A 2280 sq. ft. Steel Building built new in 2017 with a 570 sq. ft. concrete patio located on a 109' X 59' lot. The building is heated by 2 Goodman Gas furnaces and is air conditioned. It also has a Rheem electric water heater and a water softener. The kitchen area is 16' X 20' with a 17' X 7' storage area and furnace room and 2 bathrooms. The countertop bar measures 6' wide X 42" high and 20' long and will be sold with the building. There is also a 500 gallon propane tank that is included in the sale of the property.

NOTE: This is an excellent opportunity to continue serving the town of Halbur as a bar / restaurant business or to open a new business in a nice facility. The restaurant and kitchen equipment will be listed at a later date and will be sold immediately after the sale of the property.

TERMS: 10% down payment day of sale. Successful bidder will be required to sign a standard real estate contract. Balance due when good and merchantable title is presented or approximately 30 days when possession will be given. Taxes are approximately \$4,773. and will be prorated.

FACTS & FIGURES have been researched but may not be completely accurate. All announcements made day of sale take precedence.

RESTAURANT & BAR EQUIPMENT

Maxx Cold Cooler with Glass Front Doors 54Wx78Hx32L

Pepsi Cooler with Sliding Glass Doors and Adjustable Shelves 39.5Wx79Hx29L

SS BKI GO-36 Whisperflo Gas Oven 27.5Wx29.5Hx32.5L

SS Model 1600 Broaster w/TempNTime Preset Feature Serial# SE6C710159 16Wx30H

SS Castle Flat Top Gas Griddle 36Wx12Hx29.5L

2 SS Castle Gas Deep Fat Fryers 36Wx44Hx29.5L (ea.)

SS Arctic Air Commercial Refrigerator 48Wx43.5Hx32L

SS Atosta 2 Drawer Warmer 48Wx26Hx32L

2 SS Rolling Tables 24Wx34.5Hx48L & 24Wx34.5Hx36L

SS Table w/2 Shelves 36Wx24Hx80L

TBR 36P ProCare 3 Burner Gas Cast Iron Griddle 36Wx12Hx27L

Hoshizaki Cooler 30Wx48Hx28L

America Chest Type Freezer

Nemco Hanging Electric Food Warmer 6Wx48L



2 Black Wood Cabinets w/Formica Tops, 2 Drawers, 2 Doors 48Wx36Hx25.5L

5 Square Tables 36x36x30H

2 Square Tables 36x36x42H

2 Circular Tables 60x30H

Table 48x30x42H

Circular Table 30x42H

36" Barrel Head Clock

2 Mirrors 20.5x24

Sharp Cash Register

Steel Shelving

6 Patio Tables w/Umbrellas

24 Folding Patio Chairs

Approx. 20 High Back Chairs/Bar Stools w/Black Cushion

Approx. 40 Regular Chairs w/Black Cushion Seats

Misc. Cups, Glasses, Plates, Silverware, Salt&Peppers, Etc



HALBUR 51444, LLC – Owner

Formerly – The Full Nelson Bar & Grille

Attorney: Barry Bruner of Bruner, Bruner, Reinhart & Morton LLP, Carroll, IA 712-792-3480

Auctioneers: Steve Seidl 712-210-0209 and Chris Ludwig 712-830-9879

www.seidlauction.com or www.cludwigauction.com or www.auctionzip.com;

to view more pictures

All announcements on day of sale take precedence over any printed ads.

Terms: Registration Required with proper ID. Settlement with Cash or Check.

Nothing removed until settled for. Not responsible for theft or accidents should any occur.