



P.O. Box 7127, Rochester, MN 55903-7127 USA
Phone: 507.285.1444 Fax: 507.285.0034 www.maascompanies.com
©2014 Maas Companies Inc • This solicitation void where prohibited by law.
Diane Maas, President



ONLINE REAL ESTATE AUCTION

47 BED FORMER SKILLED
NURSING/REHABILITATION
FACILITY
20,174 SQ. FT. ON 1.625 ACRES

www.maascompanies.com

*ONLINE BID DEADLINE
TUESDAY, NOVEMBER 25
1:00PM EASTERN*

Former Josephson Nursing Home • 634 East Ayer Street • Ironwood, MI 49938



AUCTION MANNER OF SALE: Auction is being conducted Online only. Buyers without internet access can still bid. Contact Auction Company for details. You must register to bid at Proxibid.com, or by following the web link on Maas Companies website. Bidding ends Tuesday, November 25 at 1PM EST. \$20,000 Minimum Certified Deposit due within 48 hours of auction date. If the Deposit is less than 20% of Purchase Price, an additional deposit is due bringing full deposit amount to 20% of the Total Purchase Price within 48 hours of the auction. Signed Sales Contract is due within 12 hours of the sale. Balance due at Closing within 30 days. To obtain a Bidder's Kit, please contact the Auction Company at (507) 285-1444.

VISIT *MAAS COMPANIES.COM* FOR COMPLETE DETAILS

ONLINE REAL ESTATE AUCTION

20,174 SQ. FT. 47 BED FORMER SKILLED
NURSING/REHABILITATION FACILITY ON 1.625 ACRES

Call to
Make an
Offer!

GREAT LOCATION ADJACENT TO IRONWOOD HIGH/MIDDLE/ELEMENTARY SCHOOL, GREAT OPPORTUNITY FOR NEW OPERATOR OR REDEVELOPMENT, 12,342 SQ. FT. ADDITION ADDED IN 1986, ZONED R-2 MULTIFAMILY RESIDENTIAL, PAVED PARKING AREA AND ADJACENT LOT FOR EXPANSION, CURRENTLY VACANT, SELLING WITH ALL REMAINING EQUIPMENT/FIXTURES



INSPECTIONS: Monday, November 10 10 AM - 2 PM Monday, November 24 10 AM - 2 PM Other Times by Appointment

REAL ESTATE/EQUIPMENT TERMS: 10% Buyer Premium. 2% Broker Participation. Attorney Randall Harbour, Foster, Swift, Collins & Smith PC, (248) 539-9900 is Seller's Attorney. Online Bidding opens Tuesday, November 18 at Noon. Online Bidding Ends, Tuesday, November 25 at 1PM EST. Real Estate is selling Subject to Owner Confirmation. Subject to Prior Sale. Real Estate and Equipment is selling AS-IS, WHERE IS, WITH NO WARRANTIES OR GUARANTIES EXPRESSED OR IMPLIED. See Bidder Kit for complete terms. In all transactions, Auctioneer is acting as an Agent for the Seller. All information received from reliable sources believed to be correct but not guaranteed by Auction Company. Any announcement made by the Auction Company takes precedence over printed materials.