

ONLINE-ONLY COMMERCIAL BUILDING AUCTION

BOONE COUNTY, IOWA

9,000-SQUARE-FOOT COMMERCIAL BUILDING



KURT HOLLENBERG | 573.220.6155
Kurt.Hollenberg@PeoplesCompany.com
MO LIC 1999101983

LISTING #19609

PC PEOPLESTM
COMPANY
INTEGRATED LAND SOLUTIONS



PROPERTY INFORMATION

EXCEPTIONAL INVESTMENT

Peoples Company is pleased to offer, via online auction, a highly visible commercial property located in the heart of downtown Columbia, Missouri. This approximately 9,000-square-foot commercial building presents a rare opportunity to acquire a well-positioned asset in one of Missouri's most vibrant and growing markets.

Situated at the prominent intersection of business, government, entertainment, and retail activity, 200 East Walnut Street benefits from excellent visibility, strong pedestrian traffic, and convenient access to major downtown amenities.



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AUCTION TERMS AND CONDITIONS



Property: 200 East Walnut Street, Columbia, MO

Auction Format: Online Auction

Bidding Opens: September 28, 2026, 9:00 AM CT

Bidding Closes: October 1, 2026, 2:00 PM CT

Property Preview Dates: September 1, 2026, 3:00 PM - 7:00 PM CT

Seller: Ralph and Mary Ann Gates

Online Bidding: Register to bid at <http://peoplescompany.bidwrangler.com/>

How to Register to Bid: Go to Peoplescompany.com and click the "Auctions" tab, open up the Peoples Company auction you are interested in. Click on any of the "BID NOW" icons within that auction. This will take you to our Online Bidding platform. Find the portion of the auction you wish to participate in and open it up. To participate in that auction click "REGISTER TO BID". From there you will need to create a bidder account. Once that is created you are able to bid on any of the parcels in our Online Auction.

Auction Method: Online-Only auction sold as one parcel in its entirety, on a whole-dollar basis.

Bidder Registration: All prospective bidders must register with Peoples Company and receive a bidder number in order to bid at the auction.

Earnest Money Payment: A 10% down if you are the winning bidder within 24 hours of the completion of the auction. Take payment in the form of a check or wire transfer. All funds held by True Line Title Columbia Mo

Closing: Closing shall occur on or before November 4, 2026.

The opening bid is \$922,000, and no bids will be accepted below this level. The reserve price is also \$922,000, and any bids above that price will be considered absolute and sold to the highest bidder.

Possession: Possession of the property will be given At Closing.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment. The Seller will provide title work at their expense. Sale is not contingent upon buyer financing.

Financing Available: Financing may be available for the purchase of 200 E. Walnut Street, Columbia, Missouri. Interested bidders should contact the listing agent for details. All financing is subject to credit approval, and financing arrangements must be approved by the seller no later than one week prior to the opening of bidding.

Taxes: \$10, 700 per year, prorated at closing.

Broker Participation of 2 percent if your buyer is registered 48 hours before the opening of bidding on September 28th at 9 am.

Disclaimer: All property boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Buyer should perform his/ her own investigation of the property prior to bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from Abstract.





1108 S. 44th Street, Suite 102
Cumming, IA 50061



PeoplesCompany.com
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DIRECTIONS

From Bondurant, Iowa: Head north out of town on County Highway S14/NE 72nd Street for 2.25 miles. Turn left (west) onto NE 102nd Avenue and continue for half a mile. The farm will be on the north side of the road. Look for the Peoples Company sign.

