TIMED ONLINE

REAL ESTATE & BUSINESS AUCTION

BUILDING, TURNKEY BUSINESS AND ALL EQUIPMENT INSIDE SELL TOGETHER.

ROAD RAGE BIKEWORKS

401 W HIGH STREET • AVOCA, IOWA 51521 • POTTAWATTAMIE COUNTY



An outstanding opportunity to purchase the real estate and complete turnkey business together–with all equipment inside included in the sale!

BIDDING OPENS:
MONDAY, DECEMBER 7, 2026 AT 10:00 A.M.

BIDDING CLOSES:
MONDAY, DECEMBER 21, 2026 AT 10:00 A.M.

BID ONLINE AT
www.spencerauctiongroup.com
NO BUYER'S PREMIUM!

OPEN HOUSE DATES:

- **SUNDAY, NOVEMBER 22 • 11 A.M.–1 P.M.**
- **SUNDAY, NOVEMBER 29 • 11 A.M.–1 P.M.**
- **SUNDAY, DECEMBER 6 • 11 A.M.–1 P.M.**

REAL ESTATE · BUSINESS · ALL EQUIPMENT INSIDE

Exceptionally well-maintained commercial building constructed in 2015, featuring in-floor heat, forced-air heating, central air conditioning, a metal roof and slab foundation. Natural gas and sewer are connected. Selling the real estate, complete turnkey business and all equipment inside together!

2025 ANNUAL PROPERTY TAXES: $2,850

SELLER: ROAD RAGE BIKEWORKS

AUCTION TERMS: Online bidding opens December 7, 2026 at 10 a.m. and closes December 21, 2026 at 10 a.m. Bidders must provide a letter of creditworthiness from their financial institution prior to approval to bid. The successful buyer shall execute a purchase agreement and deposit 10% of the purchase price as earnest money with Blair Title upon seller acceptance. Earnest money will be applied toward the purchase price at closing. No buyer's premium will be charged. Seller reserves the right to accept or reject the final bid by 5 p.m. on December 21, 2026. Closing and possession shall be as provided in the purchase agreement. See the online auction listing for complete terms and bidding requirements.

FOR INFORMATION OR TO SCHEDULE A SHOWING:

- **HANNAH JOHNSEN • 712-592-9794**
- **ED SPENCER • 402-510-3276**

EDSPENCER REAL ESTATE

AGENCY: Ed Spencer Real Estate and Spencer Auction Group, including their brokers, agents and auctioneers, represent the seller in this transaction.

DISCLAIMER: Real estate, business and equipment are offered in their present "AS IS, WHERE IS" condition, subject to the purchase agreement and any disclosures required by law. Information is believed reliable but is not guaranteed. Buyers are responsible for conducting their own inspections and independently verifying all information, including measurements, boundaries, taxes, zoning, property and equipment condition, business operations and suitability for their intended use. Complete auction terms and the executed purchase agreement shall govern the sale.

Spencer AUCTION GROUP

LUKE SPENCER | AGENT | **402.510.5853**
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NAA Auctioneer · EQUAL HOUSING OPPORTUNITY