

REAL ESTATE & ESTATE AUCTION

Fri., April 11, 2025

Address: 1905 & 1915 Iron Gates Rd. • Joplin, MO 64804 **STARTS @ 9:01 AM**

REAL ESTATE
WILL SELL
@ 12:01 PM

2 COMMERCIAL BUILDINGS in JOPLIN

1905 & 1915 Iron Gates Rd

* OPEN HOUSES *

Monday, March 31st & April 7th from 4 - 6 pm

(REAL ESTATE ONLY)



SELLS ABSOLUTE - NO RESERVE!



This versatile commercial property, spanning over 0.7 acres (220' x 140'), is currently operating as a machine shop and includes two well-equipped buildings with city utilities and 3-phase electric. **Building #1** is a 45' x 100' red iron frame structure, featuring two overhead doors (8' x 10' & 9' x 7'), a loading dock, heated warehouse, office, and bathroom, fully insulated with a concrete floor. **Building #2** is a 40' x 30' red iron frame structure with an additional 10' x 12' shed, three 12' x 12' overhead doors, a heated interior, bathroom, and concrete flooring, with city utilities available but not currently connected. Ideal for commercial, industrial, or storage use, this property offers functionality and adaptability for various business needs. Sells Absolute, No Reserve.

TERMS: 10% down day of sale, min. \$10,000, non-refundable, no buyer contingencies, close in 30 days.
10% Buyers Premium (Real Estate Only). No Reserve, Absolute Auction.

Huge Auction
RUNNING 2 RINGS
ALL DAY!

DALE and MARIA CHUPP

Coldwell Banker Select

(918) 630-0495

EVERYTHING FOR A COMPLETE MACHINE SHOP

MILLS, VISES, GRINDERS, DRILL PRESS, SANDERS, TRANSFORMER, WELDING TABLES,
LATHES, SHELVING, WORK CARTS, TOOL BOXES, WELDERS, PRESSES, ROUTER,
AIR COMPRESSORS, DRILL SHARPENER, SURFACE PLATES, SAWS, LOTS of TOOLS,
GRINDERS, SHOP FANS, BREAKS, MICROMETER TOOLS, GAUGE MARKERS and MORE!

AUCTION STARTS @ 9:01AM - REAL ESTATE SELLS @ 12:01PM - LIVE ONSITE & ONLINE BIDDING ON LOTS 2 - 102 STARTS @ 12:17PM



For more info and pics

chuppsauction.com

TERMS: Cash - Credit Cards - Check with Proper ID - OK Sales Tax Applies unless exemption is shown.
NOT RESPONSIBLE FOR ACCIDENTS. ANY ANNOUNCEMENTS DAY OF SALE SUPERSEDES PREVIOUS ADVERTISING.

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