

415 Broad Ave., Stanton
Building and Property Fact Sheet

Main Building main level **4060 Square feet** of office area plus

Lower level **4060 square feet** of garage and storage.

Roof new in 2019; 60 ml Thermoplastic Polyolefin Membrane

Newer metal siding.

HVAC-all electric. Main system is electric forced air heat pump/central air, new in 2011, supplement baseboard heaters with hanging electric heater in lower level.

Large vault rooms on main level and lower level.

Lower level 2-9' W X 7.5' H, overhead doors with bays and storage.

Generac backup generator, 27-KW propane fuel with 500-gallon tank.

INCLUDED ITEMS: Generac generator, Propane tank

EXCLUDED ITEMS: Server rack/board, (IT closet main floor), Large portable safe, refrigerator (main level), copier, Boardroom table, large vice in lower level, and air compressor in lower level. Lots of office equipment.

Storage Building-2000 Square feet (40'X50')

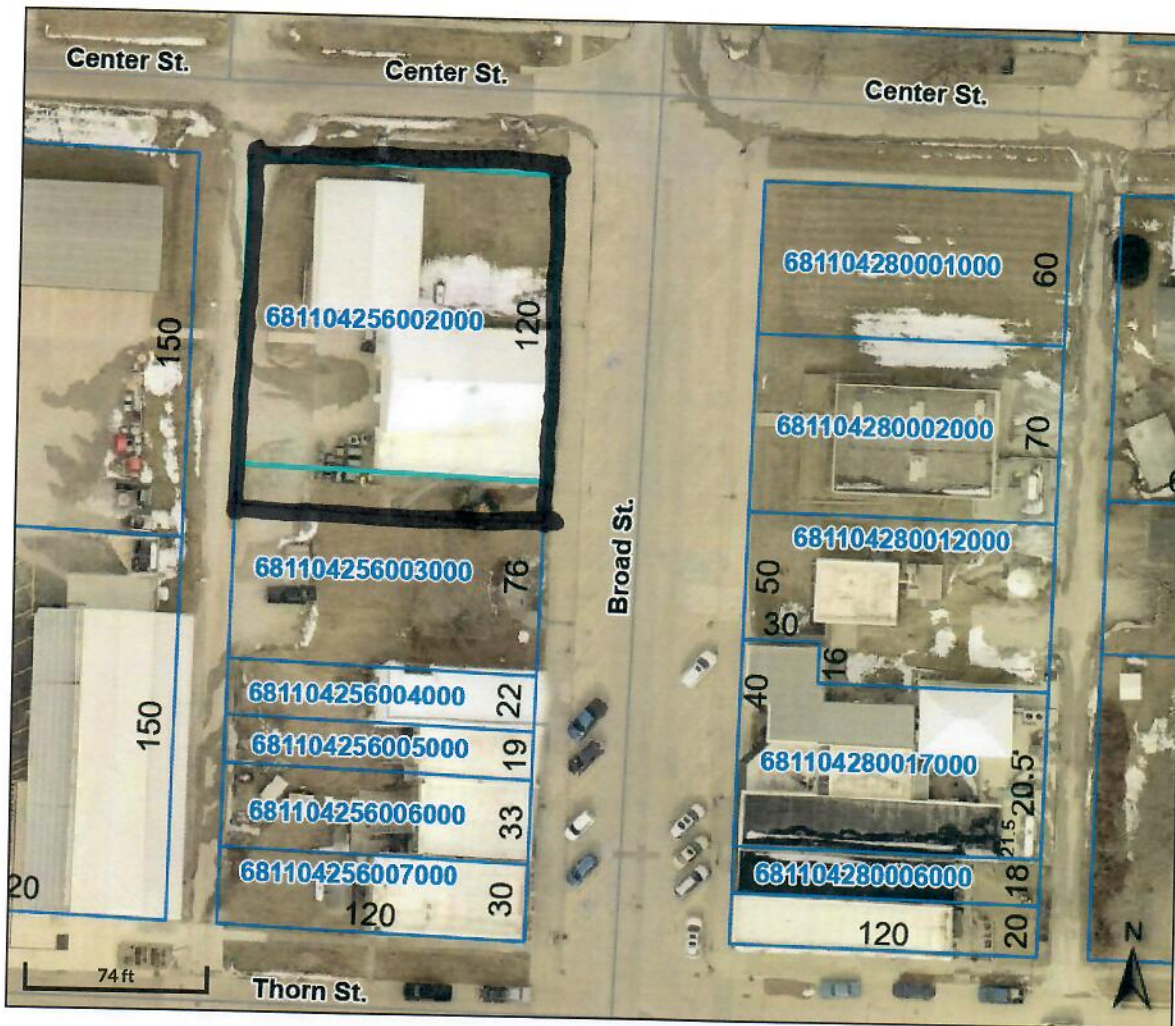
Overhead door 16' W X 12' H, side walls-13', electrical, concrete floor and wall shelves. Metal roof, and metal walk-in door.

This sale includes two parcels. The South parcel will be surveyed, and the South half of this parcel will not be included. An "approximate" over head diagram is included.

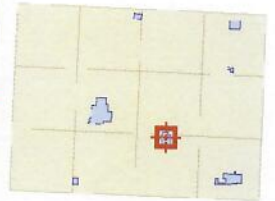
Properties will be sold with the sale subject to the approval of the Board of Directors and subject to the approval of the Rural Utilities Service.

**Beacon**TM

Montgomery County, IA



Overview



Legend

- Townships
- Corporate Limits
- Parcels
- Roads

Parcel ID 681104256002000
Sec/Twp/Rng 4-0-0
Property Address 415 BROAD AVE
STANTON

Alternate ID 1104256002
Class C
Acreage n/a

Owner Address Nyman Electric Co-Op Inc
Po Box 460
Stanton, IA 51573

District STANTON CITY
Brief Tax Description ORIG
LTS 227 & 228

(Note: Not to be used on legal documents)

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