

November 25, 2024



PFEED Members,

We have received two offers to purchase city owned property at 311 East Charles.

The property in question was acquired through a tax sale this past January. While the building is currently in a dilapidated state, it has significant potential to be rehabilitated rather than being demolished, which is our usual course of action in such cases.

The structure requires substantial repairs, including a new roof, interior renovations, and general exterior maintenance. Two prospective buyers have submitted offers to purchase the property, both accompanied by plans outlining their intent to restore it.

I recommend proceeding with the sale under the condition that a selection of the following exterior repairs are completed within 12 months of purchase:

1. Installation of a new roof
2. Repair or replacement of soffit and fascia
3. Installation of new siding
4. Replacement of windows as needed (only those that are damaged beyond repair)
5. Replacement of the front entry stairs, repair front porch
6. Sealing and necessary repairs to the Northeast foundation corner
7. Replacement of electric meter and exterior disconnect

\*\*An additional interior item to consider is Replacement of any galvanized plumbing pipe with copper or PEX

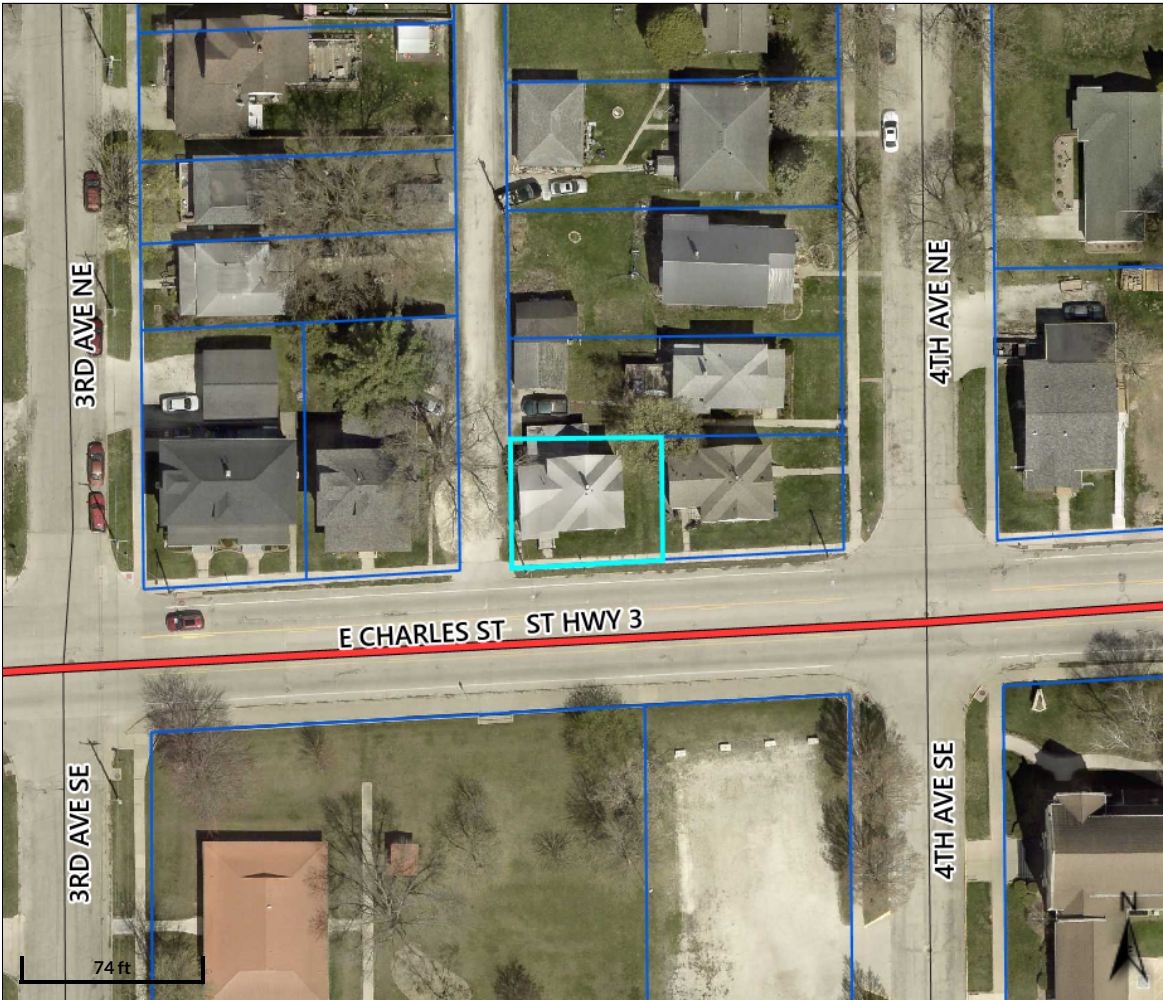
These exterior repairs are critical to ensuring the building's structural integrity and curb appeal. Addressing these issues first will create a sound foundation for the completion of any interior renovations.

Additionally, this property features an unfinished attic space that presents an opportunity for conversion into a large bedroom, adding further value to the home.

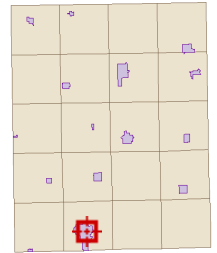
Attached below are photographs documenting the building's current condition as a reference to the items listed above.

Best regards,  
David Kral  
Building Official City of Oelwein





**Overview**



**Legend**

- Corporate Limits
- Parcels
- Major Highways**
- Federal Highway
- State Highway
- County Highway
- Roads

<b>Parcel ID</b>	1821282008	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	Oelwein, City Of
<b>Sec/Twp/Rng</b>	21-91-9	<b>Class</b>	R		City Hall 20 2nd Ave. SW
<b>Property Address</b>	311 E. CHARLES	<b>Acreeage</b>	n/a		Oelwein, IA 50662-
	OELWEIN				
<b>District</b>	OELWEIN OELWEIN INC				
<b>Brief Tax Description</b>	W 59' S 14' LOT 7 & W 59' LOT 8 BLK 5 PAIGNS 3RD ADD <span style="color: red;">(Note: Not to be used on legal documents)</span>				

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Date created: 11/19/2024  
Last Data Uploaded: 11/19/2024 3:35:01 AM

Offer: \$2,500



# Offer to Purchase City Properties

To purchase City-owned real estate, completely fill out this form. The timeline is usually about 45 days. Your offer will be sent to the Planning, Finance, Enterprise & Economic Development committee who will review the application and forward it to City Council for approval. At the appropriate time, we will schedule a date and time for buyer(s) to sign and provide a payment of the offered/accepted bid, plus \$20 for the recording fee.

311 E. Charles  
**Property Address**

**Property Parcel Number**

Shawn Bentley / Christina Edmonds  
**Buyer's or Buyers' Name**

1694 Tahoe Ave, Sumner, Iowa, 50674  
**Buyer's or Buyers' Address, City, State, ZIP**

Otownconstruction1@gmail.com  
**Buyer's or Buyers' Email Address** All lower case

319-238-3598  
**Buyer's or Buyers' Phone**

Are you being represented by a real estate agent or lawyer?  Yes  No

## Buyer Representative Name and Contact Information

**Initials** If you do not have a Buyer Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

Will bring property up to Rental program expectations. Plan on fixing up property to use as rental. New windows, re-do flooring (sanding, ect. bring old floors back to life!) Update kitchen, siding of house, Egress window in basement for bedroom. Make stand up attic into 2 large bedrooms. House is beautiful! Just needs some TLC!

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,020 per lot).

Shawn Bentley  
**Buyer Printed Name (As will appear on deed)**

Christina Edmonds  
**Buyer Printed Name (As will appear on deed)**

*Shawn Bentley* 11-18-24  
**Buyer Signature** **Date**

*Christina Edmonds* 11-18-24  
**Buyer Signature** **Date**

**Buyers' Legal Relationship to Each Other** partners

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311 E Charles

Property Address

1821282008

Property Parcel Number

Doug C Bryan

Buyer's or Buyers' Name

101 Country Line Road Oelwein IA

Buyer's or Buyers' Address, City, State, ZIP

doug@bryan heavy equipment.com

Buyer's or Buyers' Email Address

319-238-3822

Buyer's or Buyers' Phone

Are you being represented by a real estate agent or lawyer?

Yes

No

## Buyer Representative Name and Contact Information

*DB*  
Initials

If you do not have a Buyer Representative: I/we understand that I/we are entering into a legal contract and choose to represent my/ourselves, with all the due diligence required being done on my/our part.

Intention is to fix up to code vinyl siding roof etc, sell on contract to an employee, offer \$2,000

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,020 per lot).

ACM Properties Doug C Bryan

Buyer Printed Name (As will appear on deed)

Buyer Printed Name (As will appear on deed)

*DSC Bryan*

Buyer Signature

10/25/24

Date

Buyer Signature

Date

Buyers' Legal Relationship to Each Other

























