

Offer to Purchase City Properties

To purchase City-owned real estate, completely fill out this form. The timeline is usually about 90 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.



501- West Charles - Oelwein, Ia
Property Address

Property Parcel Number

Rockie + Jennifer Williams
Buyer's or Buyers' Full, Legal Name(s) and/or Full Legal Business Name and Number

322-9th Ave SW - Oelwein, Ia 50602
Buyer's or Buyers' Address, City, State, ZIP

Buyer's or Buyers' Email Address

319-283-0880
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.

Plan on making it livable again - it will take awhile - unsure if we'll rent or keep. offer of \$100

Please describe your intentions for the property with a timeline and include your offer (Minimum \$1,000 per lot).

Rockie G. Williams
Buyer Printed Name (As will appear on deed)

Rockie Guy Williams
Rockie Guy Williams
Buyer Signature

8-13-25
Date

Jennifer A. Williams
Buyer Printed Name (As will appear on deed)

Jennifer A. Williams
Buyer Signature
8-13-25
Date

Buyers' Legal Relationship to Each Other

husband & wife

October 27, 2025



PFEED Members,

We have received an offer to purchase city owned property at 501 West Charles.

The property in question was acquired through owner forfeit, a process which formally completed at the start of October 2025. While the building is currently in a dilapidated state, it has significant potential to be rehabilitated rather than being demolished.

The structure requires substantial repair; however, the needs are all primarily interior. A prospective buyer has submitted an offer to purchase the property, their plan is to generally restore the property to a livable standard. Something of note, the building was placarded in April 2025 for unsafe and unsanitary conditions.

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

1. General repairs of the interior broken or missing drywall section
2. General abatement of unsanitary conditions
3. General repair of ductwork and electrical wiring
4. Pass an Occupancy Inspection for removal of placard

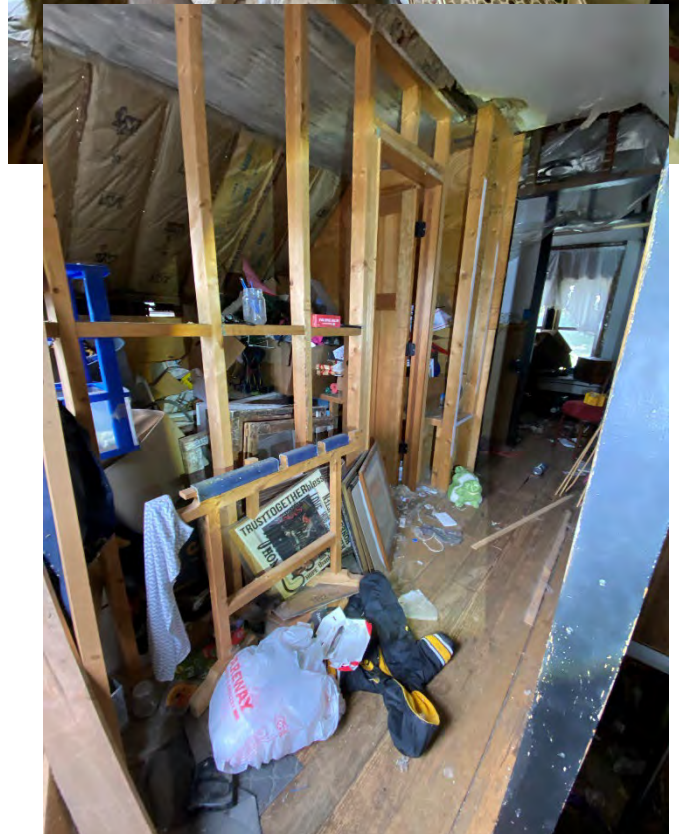
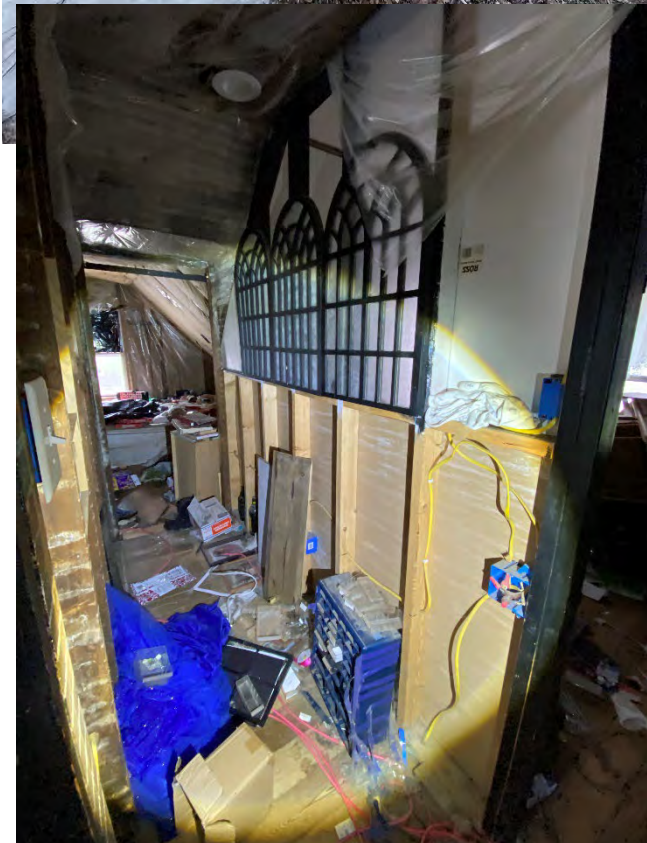
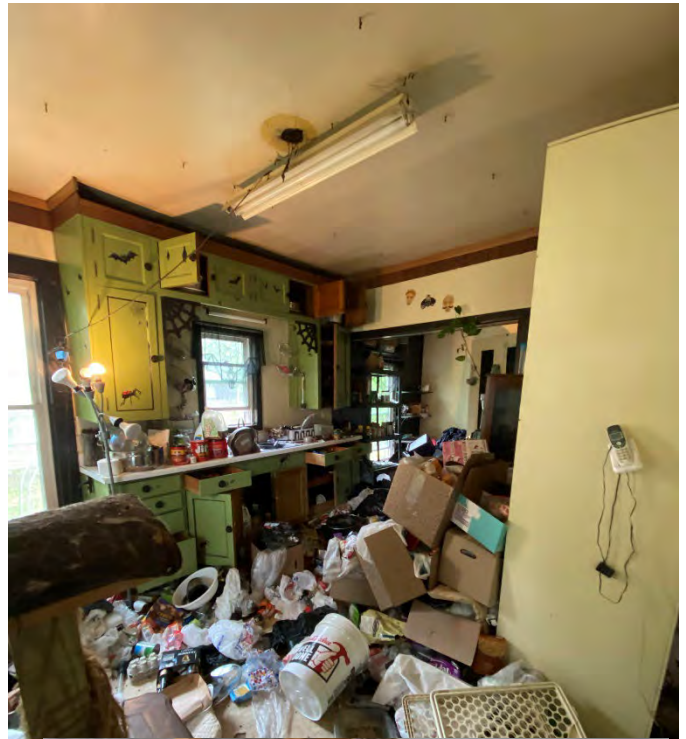
The prospective buyer has already performed a substantial cleanup of the inside and outside of the property compared to the initial placarding walkthrough conditions of April. Below you will find photographs of the April walkthrough and then a few pictures of the current general condition.

Best regards,

David Kral
Building Official City of Oelwein



APRIL 2025





OCTOBER 2025

