

Midwest Land Management & Clinton Jones

LAND AUCTION

Tuesday, December 3, 2019 at 4:00 P.M

Open
House
Nov. 21
4-5 PM



2.8 Acre Acreage

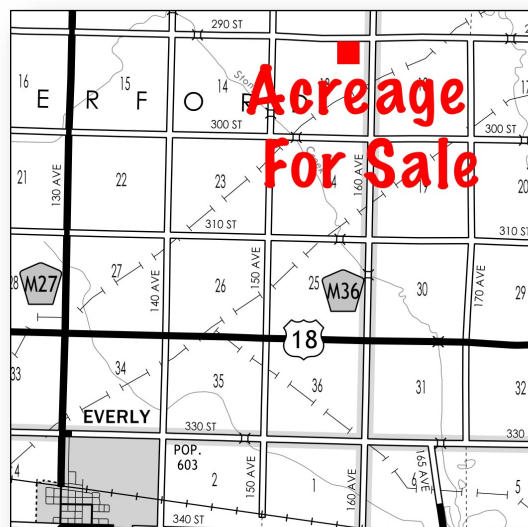
Auction Location: 1585 290th Street, Everly, Iowa.

Legal Description: A 2.8 acre tract more or less in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Thirteen (13), Township Ninety-seven (97) North, Range Thirty-eight (38) West of the 5th PM, in Clay County, IA.

Acreage Features:

- 2.8 acres more or less
- 1,191 Square Foot 1 $\frac{1}{2}$ Story Home
- 3 Bedrooms, 1 $\frac{1}{2}$ bathrooms
- 40' x 60' Steel Utility Building

Real Estate Taxes: \$779



Auctioneer's Note: Here is an excellent opportunity to own a smaller acreage. Located near Everly, the Dirksen acreage features a mature grove of trees, steel utility building and an older 1 $\frac{1}{2}$ story home that would make a great project for the do-it-yourself handyman. Make sure to stop by the open house on November 21!

**For more information, call Clinton Jones at 712-363-3522
or Ben Hollesen at 712-253-5779**

Terms: 10% earnest money will be due on the day of the sale. Balance due at closing on or before January 8, 2020. Real estate taxes to be prorated to December 31, 2019. All final bids are subject to seller approval.

Ray Dirksen • Owner

Midwest Land Management and Real Estate, Inc.

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

Zach Anderson • 712-298-1606

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& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Auctioneer, Broker or Seller makes no guarantees as to its accuracy. All prospective buyers are urged to fully inspect the property, its conditions and to rely on their own conclusions. All sketches, dimensions and acreage figures in this information are approximate or "more or less". Average CSR information was obtained from Surety/Agri Data. Any announcements made the day of the sale shall supersede any previous information or oral statements. Midwest Land Management and Real Estate, Inc., affiliated licensees and the Auctioneer represent the Sellers exclusively.