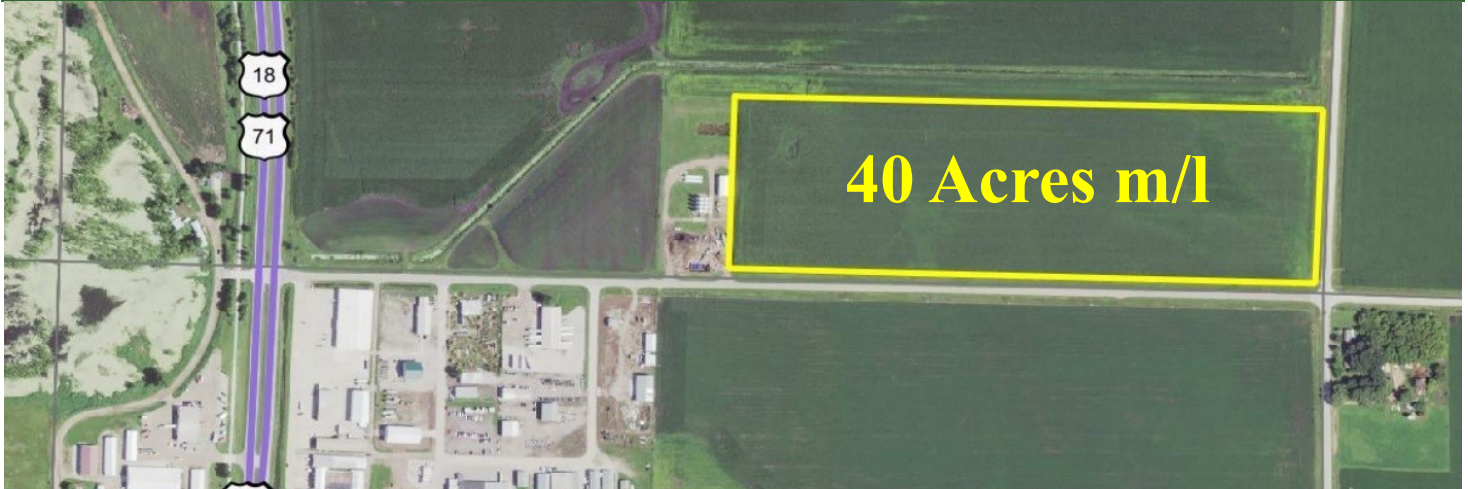


Midwest Land Management

# FOR SALE

Commercial Development Site



**Property Location:** 1/2 mile east of Highways 71 & 18 in North Spencer on 330th Street.

**Legal Description:** A tract of land in the Southeast Quarter (SE<sup>1</sup>/<sub>4</sub>) of Section Thirty-one (31), Township Ninety-seven (97) North, Range Thirty-six (36) West of the 5th P.M., Clay County, Iowa.

- ◆ Conveniently located near shipping facilities
- ◆ Hard surface roads on 2 sides allow easy access
- ◆ Ample room for expansion
- ◆ Near Spencer city limits
- ◆ Annual Real Estate Taxes: \$1,010



**Broker's Note:** Don't miss this excellent opportunity to expand your business or start a new venture. This property is close to the Spencer city limits and offers room for expansion as well as excellent drainage with tile added in 2017.

**Price: \$800,000**

**JP Muggge LLC, Owner**

**For More Information Call Shane Brant at 712-301-4664.**

**Midwest Land Management and Real Estate, Inc.**

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& REAL ESTATE, INC  
**MIDWEST LAND**  
MANAGEMENT

Property information provided was obtained from sources deemed reliable, but the Broker or Seller makes no guarantees as to its accuracy. Average CSR information was obtained from Surety/Agri Data. 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".