

Midwest Land Management and Clinton Jones

Acreage

# AUCTION

Tuesday, June 22, 2021 at 10:00 AM



**Sale Location:** Marathon Community Center, 306 W Attica Street, Marathon, Iowa

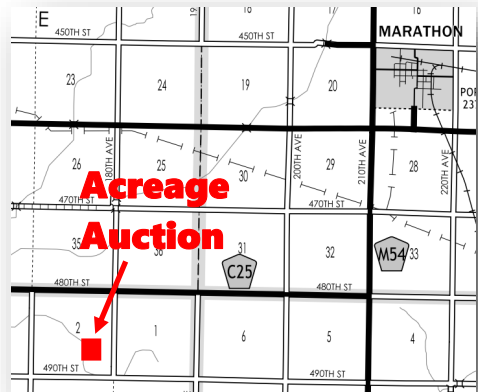
**5.77 Surveyed Acres • Lincoln Township, Buena Vista County, IA**

**Property Address:** 4871 180th Avenue, Albert City, Iowa (Exact legal description to be taken from survey.)

**Acreage Highlights:**

- 5.77 Surveyed Acres
- 2,032 sq. ft. ranch home
- 3 bedrooms, 1 bathroom
- 68' x 40' Steel Utility Building
- 26' x 32' Steel Utility Building with concrete floor
- 40' x 80' Quonset Building
- 18,000 bushels grain storage (3 bins)

**Annual Real Estate Taxes:** \$980 (estimated)



**Auctioneer's Notes:** Attention buyers: Don't miss your opportunity to purchase this hard-to-find Buena Vista County acreage at public auction. This acreage has been surveyed and will be sold based upon surveyed acres. The home is a quality built home that would greatly benefit from modern updates; come explore all the possibilities this acreage has to offer.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before July 22, 2021. Real estate taxes to be prorated to June 30, 2021. Acreage is being sold as is. Buyer will be responsible for updating the septic system. All final bids are subject to seller approval.

**For more information call Ben Hollesen • 712-253-5779**

**Donald D. Smith, Dennis L. Smith, Darlys Blomberg,  
Jason Smith & Stacey Smith, Owners**

**Auctioneers:** Ben Hollesen 712-253-5779 • Clinton Jones 712-363-3522

**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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**www.midwestlandmanagement.com**



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.