

Midwest Land Management

AUCTION

Online Only - Bidding Ends February 2, 2023 at 4:00 P.M.



303 E 4th Street, Spencer, IA

Partially renovated 3 story apartment building conveniently located near downtown Spencer!

Great investment opportunity with income potential!

- 3,332 sq. ft.
- 60' x 142' Lot
- Updated electrical & HVAC components
- Lots of new windows, fixtures & building materials included in sale

Annual Real Estate Taxes: \$1,498



Auctioneer's Note: Here is an excellent investment opportunity located in the heart of Spencer, Iowa. This three story apartment building is in the middle of renovation. There are lots of improvements already completed including new sheetrock, windows and fixtures in the top two floors. There are also updated electrical and HVAC components. Stop by the open house on Thursday, January 26th from 4:00-6:00 PM to see all the possibilities this property offers or call Jerod for a private showing. This is an online only auction ending on February 2nd at 4:00 P.M.

To bid online visit www.midwestlandmanagement.com

Terms: Property to be sold as is. 10% earnest money will be due on the day of the sale. Balance due at closing on or before March 2, 2023. Real estate taxes to be prorated to date of possession.

For more information, call Jerod Olson at 712-240-2800

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
Jerod Olson ~ 712-240-2800 • Chris Clark ~ 712-369-1531
www.midwestlandmanagement.com

& 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.