

Midwest Land Management and Clinton Jones

LAND AUCTION

Saturday, April 27, 2013 at 10:00 A.M.

Sale Location: Spencer Golf and Country Club, 2200 West 18th St., Spencer, IA

31.7 Acres - Development Potential

Property Location: 2111 West 18th Street, Spencer, Iowa



- ➔ Prime residential development potential
- ➔ Great Spencer location
- ➔ Country living with city amenities
- ➔ Excellent location to build your dream acreage
- ➔ Mature trees, scenic river setting on paved road

Legal Description: Part of the Southeast Quarter (SE¹/₄) of Section Two (2), Township Ninety-six (96) North, Range Thirty-seven (37) West of the 5th P.M., Clay County, Iowa.

Avg. CSR: 54.3
Zoned: Agricultural

Total Acres: 30.7 surveyed acres
Annual Real Estate Taxes: \$872

FSA Information:			
Tillable Acres	13.6 ac.	DD/CC Yield	109/109 bu.
Corn Base	8.0 ac.	DD/CC Yield	41/41 bu.
Soybean Base	2.2 ac.		

Auctioneer's Note: Here is an excellent opportunity to purchase a unique Spencer, Iowa property at public auction. This 31.7 acres has been surveyed and provides many opportunities to the new owner. Renovate the existing Victorian style home, custom design your own development or build an executive acreage across from the Spencer Golf & Country Club. Surrounded by trees and secluded frontage to the Little Sioux River are just a few attributes of this prime location. Access this property from 18th St. West on the south or from gravel road 210th Avenue on the east. Don't miss this once in a lifetime opportunity.

Terms: 10% earnest money down day of sale. Balance due at closing on or before May 30, 2013. Real estate taxes to be prorated to date of possession. All final bids are subject to approval of Seller.

Deane A. Goodale Estate, Owner

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

For More Information Call 712-262-3110

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MIDWEST LAND
MANAGEMENT & REAL ESTATE, INC

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". 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.