

Midwest Land Management and Clinton Jones

LAND AUCTION

Saturday, October 31, 2015 at 11:00 A.M.

8.5 Surveyed Acres More or Less **Cedar Township, Cherokee County, IA**

Sale Location: 4580 Middle Road, Cherokee, IA



Property Location: 3½ miles west of Larrabee, Iowa on C-16 and ¾ mile south on Middle Road.

Legal Description: Part of the West Half of the Southeast Quarter (Pt. W½ SE¼) of Section Nineteen (19), Township Ninety-three (93) North, Range Forty (40) West of the 5th P.M., Cherokee County, Iowa.

Total Acres: 8.5 Surveyed Acres

Taxable Acres: 7.4 ac.

Real Estate Taxes: \$160 Annually



Auctioneer's Note: Outdoor enthusiast, here is an excellent opportunity to purchase a wooded property overlooking Mill Creek. This property is the ideal setting to build your new home, rustic cabin or park your RV. There are several opportunities on this affordable tract of land; just bring your imagination and explore the possibilities.

Terms: 10% earnest money down day of sale. Balance due at closing on or before December 3, 2015 . Real estate taxes to be prorated to date of possession. Possession upon closing. All final bids are subject to approval of seller.

Karl Brandt, Owner

For More Information Call Ben 712-253-5779

Midwest Land Management and Real Estate, Inc.

521 South Grand Avenue, Spencer, IA 51301

Mark Nothwehr • 712-262-3110

Dalen Heida • 712-262-3110

Ben Hollesen • 712-253-5779

www.midwestlandmanagement.com

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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". 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.