

Midwest Land Management and Clinton Jones

LAND AUCTION

Tuesday, October 18, 2016 at 5:30 PM

3.78 Acre Acreage

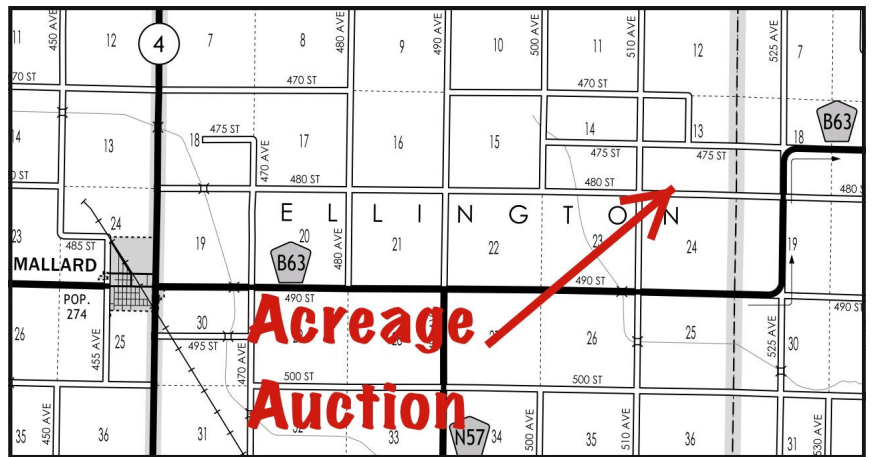
Sale Location: 5127 480th Street, Mallard, Iowa



Property Address: 5127 480th St., Mallard, IA
Estimated Annual Real Estate Taxes: \$526
Electric: Iowa Lakes Electric Coop
Water: New well in 2014 (159' deep, 5" casing)
School District: West Bend/Mallard

Acreage Features:

- 3.78 Acres m/l
- 2 Story Home
- 1970 sq. ft.
- 5 Bedrooms
- 1 1/2 Baths



Auctioneer's Note: Attention acreage buyers, here is an excellent opportunity to purchase an acreage in the Mallard/West Bend area. The Brix acreage is a "Handyman's Special." Come take a look for yourself at the opportunities this acreage has to offer. The older home has had some renovations done in the past few years, but there is room to finish it the way you would like.

Terms: 10% earnest money down day of sale. Balance due at closing on or before November 18, 2016. Real estate taxes to be prorated to date of possession. Buyers are responsible to bring the septic system to current Iowa code.

Matthew Brix Estate, Owner

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

Attorney: Lisa Steffen • Montgomery, Barry, Bovee, Steffen & Davis, LLP • Spencer, IA

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