

Midwest Land Management and Clinton Jones

# LAND AUCTION

Saturday, August 16, 2014 at 10:00 A.M.

## 18.87 Surveyed Acres

### Gillett Grove Township, Clay County, IA

**Sale Location:** 2255 390th Street, Spencer, Iowa

**Property Location:** 2 miles south of the Spencer Municipal Golf Course



**Method of Sale:** Acreage sells at 10:00 AM with machinery to follow.

**Legal Description:** Part of the Northwest Quarter of the Northeast Quarter (NW¼ NE¼) of Section Six (6), Township Ninety-five (95) North, Range Thirty-six (36) West of the 5th P.M., Clay County, IA.

**Estimated Annual Real Estate Taxes:** \$1,000

**Utilities:** Iowa Lakes Regional Water and Alliant Energy

**School District:** Spencer

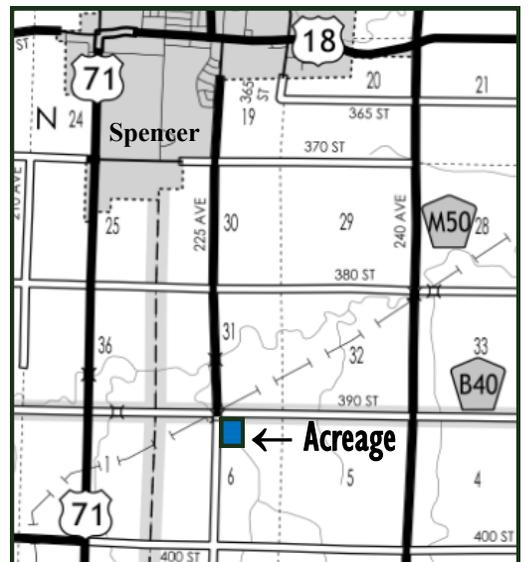


#### Acreage Features:

- ◆ Two story farmhouse
- ◆ 3 bedrooms
- ◆ 1.5 baths
- ◆ 1,811 square feet of living area
- ◆ 40'x 80' fully concreted storage building
- ◆ Approximately 11 acres of pasture

#### Open House

Tuesday, July 29  
5:00-6:00 P.M.



**Auctioneer's Note:** Looking for the perfect opportunity to live close to Spencer but still have your own privacy? Look no further than down the wooded lane of this peaceful acreage consisting of 18.8 acres. Come see the endless opportunities this acreage has to offer. The adjoining pasture ground will suite any 4-H or FFA project or livestock grazing needs. The 2 story farmhouse has 1,811 sq. feet of living space, 3 bedrooms, and 1.5 bathrooms. The acreage also features a 40'x 80' fully concreted utility shed.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before September 30, 2014. Real estate taxes to be prorated to date of possession. Buyer to be responsible to bring septic system to current Iowa code. All final bids are subject to approval of Seller.

### Dave and Julie Gibson, Owners

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

**Attorney:** Sean Barry

**Midwest Land Management and Real Estate, Inc.**

521 South Grand Avenue, Spencer, IA 51301

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**MIDWEST LAND**  
MANAGEMENT & REAL ESTATE, INC

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