

Midwest Land Management and Clinton Jones

# LAND AUCTION

Tuesday, May 19, 2015 at 6:00 P.M.

## 19.38 Acres - Home & Outbuildings Waterman Township, O'Brien County, IA

**Sale Location:** Sale to be held at 6980 470th Street, Sutherland, Iowa.



**Legal Description:** Parcel D located in Section Twelve (12), Township Ninety-four (94) North, Range Thirty-nine (39) West of the 5th P.M., O'Brien County, Iowa.

**Annual Real Estate Taxes:** \$1,676

**Property features:**

- ◆ 1½ story home with 3 bedrooms, 2 baths
- ◆ Detached 2 car garage
- ◆ Numerous outbuildings throughout the property surrounded by a mature grove



**Auctioneer's Note:** Don't miss your opportunity to purchase this O'Brien County acreage at public auction. Acres, acres, acres....Most acreages are 4-5 acres in size, not this one. There will be plenty of room for live-stock on this rustic 19.38 acre acreage nestled in the trees. If you have been looking for an acreage project, you won't want to miss this auction.

**Terms:** 10% earnest money down day of sale. Balance due at closing on or before June 30, 2015. Property taxes prorated to date of possession. Buyer to be responsible to bring septic system to current Iowa code. Property is being sold as is.

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

**Attorney:** Lisa Steffen • Sackett Law Firm • Spencer, Iowa

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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.