

Midwest Land Management and Clinton Jones

Acreage

AUCTION

Saturday, August 10, 2019 at 10:00 A.M.



2 Story Farmhouse on 4.25 Acres

Located On
Hard Surfaced
Road!

3260 230th Avenue
Spencer, Iowa

Located 1 mile from Spencer city limits.

& REAL ESTATE, INC
MIDWEST LAND
MANAGEMENT

Auctioneer's Note

Acreage buyers, what an amazing opportunity to purchase this classic 2 story farmhouse located on a hard surfaced road within eyesight of the Spencer city limits. This acreage is truly a must see property! The home features a master suite on the main level built in 2016, and a very large family room addition built in 1999. With 5 bedrooms and a total of 2,546 square feet of living space this home is very spacious and comfortable. The outbuildings are in excellent condition and can be utilized for several different purposes. This acreage has been very well maintained and is anxiously awaiting a new family to call it home.



Open House

July 30

5:00-7:00 PM



Family Room

This 384 sq. ft. addition, built in 1999 features a gas fireplace and a bay window that provides excellent natural light.



Master Suite

This 504 sq. ft. addition features a master bath, ample closet space and main floor laundry room.



Additional Features:

- 5 Bedrooms
- 2½ Bathrooms
- 2 Central air units
- 2 Furnaces
- 42' x 108' steel utility building
- Detached 20' x 24' garage

Annual Real Estate Taxes: \$2,466

Century
Farm!



Terms: \$5,000 down day of sale with the balance due at closing on or before September 27, 2019. Real estate taxes prorated to date of possession. Sellers will have septic pumped and inspected prior to closing.



Acreage equipment & household auction to immediately follow real estate auction.
Please visit jandhauctions.com for more information.

Kent and Lanette Kilpatrick, Owners

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

Attorney: Chris Bjornstad • Cornwall, Avery, Bjornstad & Scott • Spencer, IA

Midwest Land Management and Real Estate, Inc.

2506 11th Avenue SW, Spencer, IA 51301

Ben Hollesen • 712-253-5779

Travis Johnson • 712-330-5345

Shane Brant • 712-301-4664

Zac Anderson • 712-298-1606

www.midwestlandmanagement.com

& REAL ESTATE, INC
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". Average CSR information was obtained from Surety/Agri Data. 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.