The Owner reserves the right to reject any and all bids. Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.

Taxes: $3010 annually (est)
Terms: 10 percent down sale day. Balance due at close. Contact The ACRE Co. for additional terms.
Possession: At close. Buyer will receive a Land Patent from Iowa DOT.

Note: Hwy 86 is under construction. Please use caution.

Broker’s Note: Come take a look at this great Dickinson County acreage. Don’t miss this rare opportunity to purchase at auction a quality, 4-bedroom home that has been updated and comes with additional land. This property offers a desirable setting surrounded by public land, conveniently located in the Iowa Great Lakes region just north of Vick’s corner. See you at the open house or call The ACRE Co. for a private showing. See the Iowa Department of Transportation terms and disclosures online.

Iowa Department of Transportation - owner

Auction on Site: 1321 Highway 86, Spirit Lake, Iowa
Open House 1:00-2:00pm - November 2 & November 9
The Owner reserves the right to reject any and all bids. Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject to the approval of the Sellers the day of the auction. Any announcements made sale day will supersede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The ACRE Co.
Notes

1) Buyer agrees to accept title by State Patent without an Abstract of Title. Iowa Department of Transportation will record the State Patent in the applicable county courthouse. The recorded patent will be sent to the buyer. Buyer should allow up to 90 days from date of auction to issuance of Patent.

2) The Iowa Department of Transportation reserves the right to waive any technicalities and expressly reserves to itself the right to reject and to refuse to accept any or all bids where, in the judgment of the Department, it is in the best interest of the public to do so.

3) All State of Iowa land and properties will be sold on an "As Is", "Where is" basis, and no warranty or representation, either expressed or implied concerning the property is made by the seller. All premises will be accepted by the buyer in the condition existing at the time of the sale including all physical defects with no exceptions or improvements to be made or paid for by the State of Iowa.

4) Buyer will be required to sign an Offer to Buy immediately following the auction. Specific terms and conditions included in the Offer to Buy should be examined by buyer prior to the auction.

5) All properties will be sold subject to easements of record.

6) The land and any improvements being sold are in accord with the provisions of and subject to the limitations of Sections 306.22 through and including 306.25 of the Code of Iowa.

7) Zoning and land use information is based on data supplied to the Department from appropriate zoning authorities and may be subject to change. It is the responsibility of the buyer to verify all zoning and land use limitations.

8) Please refer to auction bid instructions for information relating to deposits and receipt of remaining amount of bid.

9) Direct access to a property may not exist. Please see contact person below for questions concerning this or other property information.

10) DOT Property Management contact person for questions about any of the listed properties is Sharon Bowers (phone # 515-239-1732) or email Sharon.Bowers@dot.iowa.gov