The Owner reserves the right to reject any and all bids. 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 The ACRE Co. Contact The ACRE Co. for Iowa Department of Transportation terms and conditions.

11.9 Acres Sac County
Section 5 Cedar Township

Attractive inside all tillable farm

Tuesday - August 19, 2014 - 10:00 am
VFW Post 590, 409 North 5th Street, Sac City, IA

Farm Location: From Sac City – 1 mile east on D36, then 3 miles north on N14

Legal: A tract of land located in the Northwest Quarter of Section 5-88-35, Cedar Township, Sac County, Iowa. Tract has been surveyed and contains 11.93 acres. Complete legal to be provided.

Description: Selling will be an irregularly shaped, all tillable, nearly level to very gently sloping inside tract of farmland. The farm contains 11.42 crop acres all in one field. The farm is bordered to the southeast by an open drainage ditch and to the west by county hard road N14.

Soils: Coland, Nicollet, Blue Earth, Canisteo, Spillville

Taxes: $91.00 annually (est)

Possession: Open possession. Possession of the sale farm is immediately available upon receipt of payment.

Broker's Note: The ACRE Co. is pleased to be selling this unique, good-looking, small, all-tillable inside tract of farmland. Conveniently located on N14 just north of Hwy 20 near Sac City, the potential uses are endless. A great place for an acreage, truck/garden farm, storage building, horse farm/livestock facility, plus the hunting opportunities along a drainage ditch/waterway.

Terms, Disclosures & Sale Conditions: Property will be sold on an “As is” “Where is” basis. Buyer will be required to sign an Offer to Buy immediately following the auction with 10 percent down sale day. Buyer agrees to accept title by State Patent without an Abstract of Title. Buyer should allow up to 90 days from the receipt of payment to issuance of Patent. Direct access to the property may not exist. Contact The ACRE Co. for a complete list of Iowa DOT terms and disclosures.

Iowa Department of Transportation - owner

Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529  712-260-2788

Farm Real Estate
Spencer, IA  712-262-3529

theacresco.com  No. 1 ranked farmland website on Google

The Owner reserves the right to reject any and all bids. 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 The ACRE Co. Contact The ACRE Co. for Iowa Department of Transportation terms and conditions.
The Owner reserves the right to reject any and all bids. 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 The ACRE Co. Contact The ACRE Co. for Iowa Department of Transportation terms and conditions.

Call The ACRE Co. to book your land auction!