Legal: Part of the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section five (5), Township Ninety-six (96) North, Range Thirty-six (36) west of the 5th PM, Clay County, Iowa. Tracts will be surveyed and flags posted.

Tract 1 - 4.66 acres m/l
Improved acreage with older farm house, barn, and other outbuildings. Home has 2 stories, 4 bedrooms, 1.5 bathrooms. Property is serviced by Iowa Lakes Regional Water and Iowa Lakes Electric.

Tract 2 - 4.6 acres m/l
An unimproved tract of land consisting of pasture and windbreak.

Real Estate Taxes Real Estate taxes will be prorated to closing date
Tract 1: $695 annually (estimated)
Tract 2: $120 annually (estimated)

Method of Sale: Successful Bidder will have choice of Tract 1, Tract 2, or both.

Terms: 10 percent down sale day, balance due at close. Property will be sold on an "As is" "Where is" basis. Buyer of Tract 1 will be responsible for updating the septic system to Iowa code if they choose to occupy the residence.

Possession: At close October 20, 2014

Broker's Note: The ACRE Co. is pleased to be selling the Killmar acreage at public auction. Here is your chance to buy a small tract of land on a hard road just outside the Spencer city limits. Location would be the key to describing this acreage. It is close to new schools & churches, and just minutes to downtown Spencer. You can have your choice of the improved acreage, bare pasture, or the entire 9.3 acre piece. A perfect place to live in the country, build a new home or machine shed, keep animals, or have a hobby farm. Call us for more information or to view the property.

Mary Killmar - owner

Thursday - September 18, 2014 - 5:30 pm