Tract 1 – Acreage 6.5 acres m/l
Legal: 6.5 acres m/l in the NW1/4 in Section 36-97N-35W, Clay County, IA. Tract will be surveyed by auction day.
Description: The acreage includes a house, barn, crib, and several other older outbuildings. The acreage includes a few trees on the north end and a small pasture to the south.
Taxes: $330 annually. Taxes prorated to date of possession.

Tract 2 – Recreational Land 16 acres m/l
Legal: 16 acres m/l lying east of N18 in the NW1/4 of Section 36-97N-35W, Lake Township, Clay County, IA.
Description: This tract contains approx 1000’ of shoreline of Mud Lake with areas of pasture, marshland, and the balance in Mud Lake.

Method of Sale: Tracts will be offered individually.
Terms: 10 percent down sale day, balance due at close on or before July 8, 2016. The Buyer will be responsible for the cost of updating the septic system if they choose to occupy the residence.
Possession: At close on or before July 8, 2016.

Broker's Note: The ACRE Co. is pleased to be selling the Fitzgerald properties at public auction. The Fitzgerald acreage and recreational land are located on a blacktop in the hub of the wetlands near Lost Island Lake. Outdoor enthusiasts, whether you’re looking for a recreational retreat, a future building site, or your own private hunting getaway, this could be the one!
For more information, call Chuck Sikora 712-260-2788
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.