

Real Estate Auction

5.1 Acre Acreage

2845 430th St., Dickens, IA

Wed. - May 11, 2011 10:00 am

Dickens Community Center, Dickens, Iowa



**Location: 1/2 mile north and
1/2 mile east of Gillett Grove
on blacktop B53**



Legal: A parcel in the North Half (N1/2) of Section Thirty (30), Township Ninety-five (95), Range Thirty-five (35) West of the 5th PM, Clay County, Iowa. Exact legal to be taken from abstract. Tract contains 5.1 acres more or less.

Description: Improved acreage with a recently updated home and a Morton machine shed. The 1330 sq ft, 1-1/2 story, 3 bedroom home has new windows, new roof and new vinyl siding. The acreage includes a 42' x 63' Morton building. Services provided by Iowa Lakes REC, Ayrshire / Gillett Grove telephone. The house is heated with LP. The acreage has a new deep well. Acreage is conveniently located on blacktop B53 just outside of Gillett Grove, Iowa, overlooking the Elk Creek and near the Little Sioux River Valley.

Real Estate Taxes: \$ 426.00 annually (est.)

Possession and Terms: 10% down sale day, balance at close on or before June 15, 2011
Possession on closing.

Method of Sale: The improved 5.1 acre acreage will be offered and sold separately immediately after the surrounding 235 acres of cropland and pasture is sold.

Brokers Note: Acreage buyers, here is your opportunity to purchase a home in a quiet country setting just minutes from Spencer. Room for additional buildings, corrals or livestock. Call to make an appointment to view this property. This sale is subject only to the approval of the Sellers at the auction. See you sale day! For more information call Chuck Sikora 712-260-2788

**Ervin E. Orwig Revocable Trust and
Deanna R. Orwig Revocable Trust, owners**

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

Broker: Jon Hjelm / The ACRE Co., Spencer, IA 712-262-3529

Chuck Sikora 712-260-2788

The ACRE Co., Spencer, IA 712-262-3529 theacresco.com

****Realtors Land Institute member****

The Acre Company represents the seller at this auction.

Any announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm / The Acre Co.