

# Resort and Lake Front Development Land

# AUCTION

## Redwood Resort and Campground 1627' Frontage on Lost Island Lake Palo Alto County, Iowa

**Saturday, November 5, 2011 10:00am**  
American Legion Building, 1602 Main St., Ruthven Iowa



**Location:** 3524 330<sup>th</sup> St. 2 mi north -1 mi east of Ruthven on the southeast side of Lost Island Lake

**Terms:** 10% down sale day, balance at close on December 12, 2011. **Taxes:** \$ 29,160 / annually

**Possession:** at close, December 12, 2011. Sellers reserve the ability to store on site until 4/1/2012.

**Property Description:** 1627 feet of lakefront. The resort property contains 13.4 acres with adequate depth for lakefront and off lake lot development. Located between public owned lands on a blacktop road with a newer blacktop access road to the lake and resort.

**Improvements:** An A frame office building with living quarters, 5 new cedar sided cabins with covered porches, original motel building with 3 rental units, laundry/shower building, game/rec center building, separate newer bath/shower building, playground area, and two docks are included. Campground has 67 total camper sites, 33 on the lake. All camper sites have electrical and cable hookups, 10 sites have sewer hookups. (7 more cedar cabins may be purchased from the Sellers)

**Broker's Note:** One of Iowa's largest premier lakefront properties offered for sale. Surrounded by state land, The Redwood Resort could continue as campground or could be a prime lakefront development with many lake lots having excellent lake front. Great secluded site for a retreat center, church or summer camp. Potential hunting/fishing lodge or game farm. Redwood Resort can be expanded with the adjoining 60 acres that will be offered following the Redwood Resort auction. Outstanding blacktop location with sand beach and low rock lined shoreline. Call for more details.



## Pollard Family Farms, owner

Attorney: David Stein, Stein Law Office

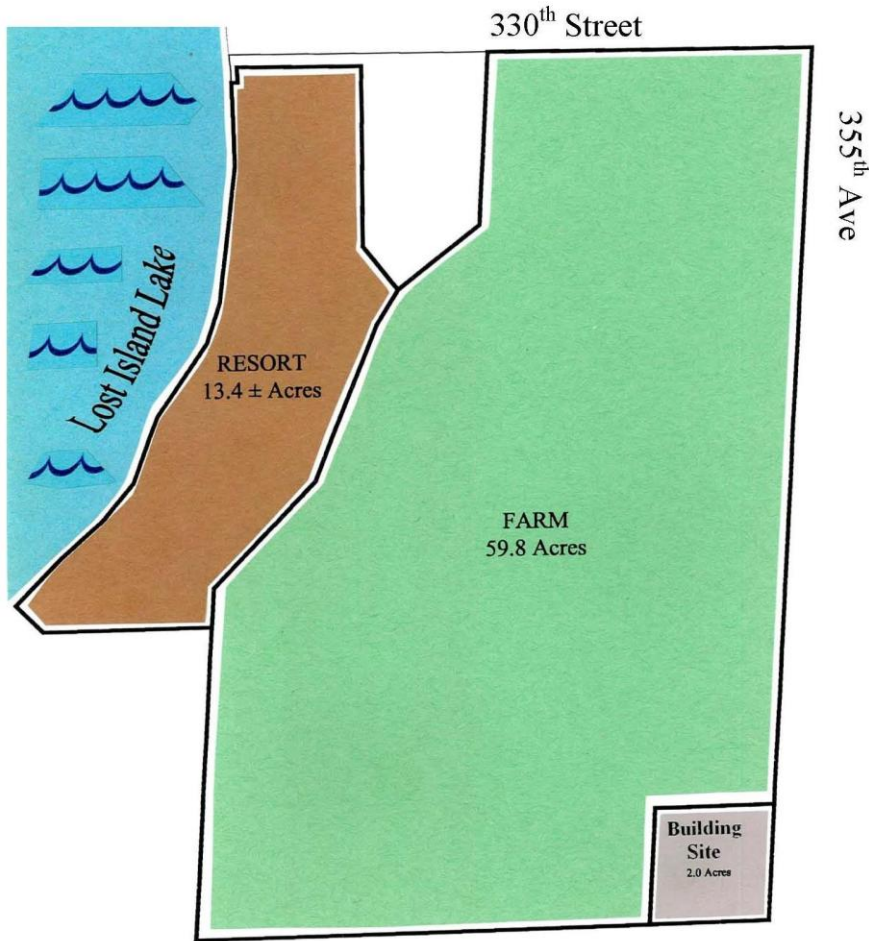
Auctioneer and Broker: Jon Hjelm/The ACRE Co.  
Chuck Sikora

**theacresco.com** 712-262-3529 Spencer, Iowa



*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 Seller the day of the 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.*

# Resort and Farm Plat



# Local Nearby Lost Island Lake Attractions

