

TIMBERLAND AUCTION

23.91 Acres Clay County Peterson, Iowa

Wooded Riverfront Building Site

Thursday - August 14, 2014 - 6:00 pm

American Legion, 101 East 2nd Street, Peterson, Iowa

Location: One half mile west of Peterson, Iowa, on 115th Avenue (south of Highway 10)

Legal: A tract of land located in the East Half of Section 32-94-38, Peterson Township, Clay County, IA. Tract has been surveyed and contains 23.91 acres. Complete legal to be provided.

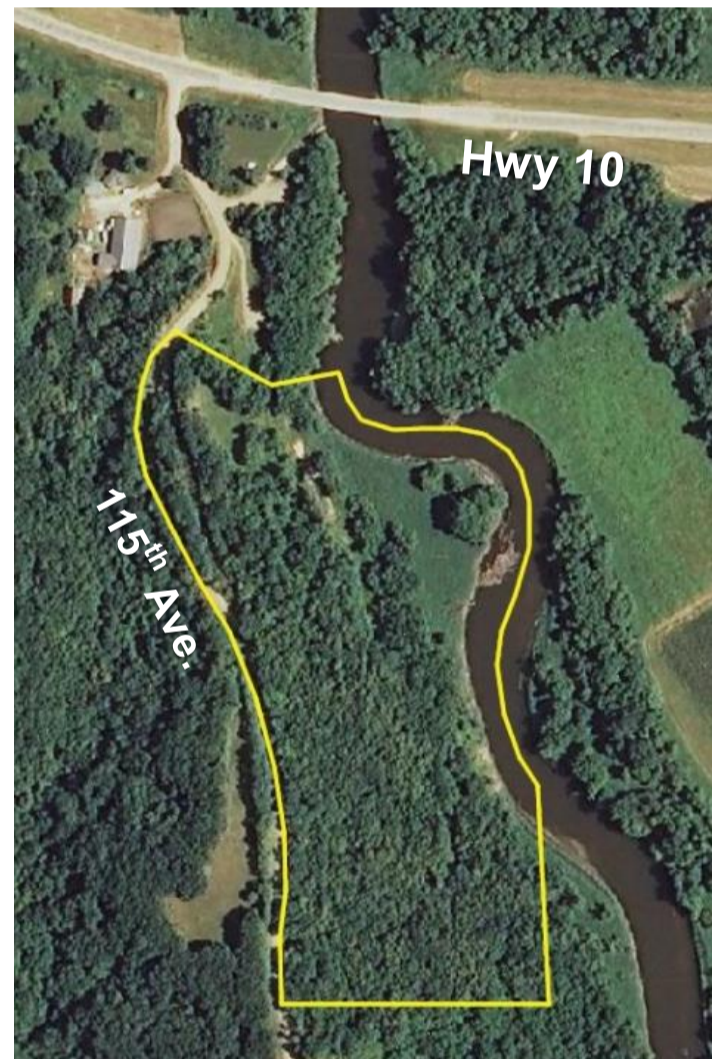
Land Description: Selling will be an improved wooded tract between gravel road 115th Ave. and the Little Sioux River, located next to the Clay County Conservation canoe ramp and parking area. The majority of the tract is steep wooded hillsides overlooking a grassy river bottomland. A 20 ft x 40 ft green and white metal-clad barn is located just above the river on the north part of the property.

Real Estate Taxes: \$488 annually. Taxes will be prorated to date of possession.

Terms: 10 percent down sale day, balance due at close.

Possession: At close September 18, 2014.

Broker's Note: The ACRE Co. is pleased to be offering this rare, rustic wooded tract just off Hwy 10 across the river from the historic town of Peterson, Iowa. (Half mile to the Car-go convenience store). This secluded wooded tract offers great river views with 1500 ft. of river frontage and steep wooded hillsides rising 180 ft. above the river bottom. A scenic grass walking trail stretches the entire length of the property. A great location for your new home with outstanding views and outdoor recreation too! Call for more information or to view this premiere outdoor property. We look forward to seeing you sale day!



Carol Gordon and Gary Moeller - owners



Farm Real Estate
Spencer, Iowa 712-262-3529

theacresco.com

Attorney: John Bjornstad, Bjornstad Law Office
Spirit Lake, Iowa

Auctioneers:

Jon Hjelm, ALC & Chuck Sikora
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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.