Thursday - May 7, 2015 - 6:00 pm

Auction on site: 4225 Hwy 71, Royal, Iowa (5 miles south of Spencer)

Legal: An improved tract in the SE1/4 NW1/4 of Section 24-95-37, Clay County, Iowa, containing 4.4 acres more or less(est). Tract to be surveyed at Seller's expense by sale day.

Property Features & Improvements:
- Approximately 515 ft deep x 375 feet wide
- 40’ x 72’ Wood Quonset Machine Shed/Garage
- 36’ x 50’ Concrete Block Barn and Harvestore
- Grove/windbreak
- Excellent site for a new home
- Outbuildings for storage and 4-H projects

Taxes: $215 annually. Prorated to date of possession.

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

Possession: At close June 1, 2015.

Broker's Note: The ACRE Co. is pleased to be selling this great home site with buildings right on Highway 71. Take a look at this conveniently located acreage complete with all the extras including an established grove of trees and large lawn area. You'll also find a concrete block barn in excellent condition, a cattle shed for storage, lots of concrete, plus a wooden Quonset that would make an excellent building for many uses. Call today for more details on this country building site. We look forward to seeing you at the sale!

Attorney: Michael Bovee
Mongomery, Barry, & Bovee
Spencer, Iowa

Auctioneers:
Jon Hjelm, ALC & Chuck Sikora
712-240-3529  712-260-2788

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The Owner reserves the right to reject any and all bids. The ACRE Co. represents the Sellers at this 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.