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.

116 Acres Dickinson County
Section 28 Center Grove Township

Thursday - September 22, 2016 - 6:00 pm
Auction on Site: 1929 250th Avenue, Spirit Lake
Outstanding rustic hunting farm in the IA Great Lakes Area!

Tract 1 – 113 acres m/l
Description: A blend of cropland, CRP, grassland, and pond. The farm contains 72.75 total FSA crop acres. 18.1 acres are enrolled in 4 CRP contracts expiring in 2018. Total CRP payment is $2500/yr. Tract 1 has a 34.2 acre conservation easement. Additional information on the easement is available upon request.
Taxes: $1250 annually (est)

Tract 2 – 3 acre Home Site
Description: A 3 acre site with 1216 sq ft, 3 bed, 3 bath, 1 ½ story home built in 2007. Attached finished 2 car garage, Geothermal heating and cooling, Deluxe kitchen w/ stainless appliances, Large 2nd story bedroom & bath, Vaulted living room w/ picture windows, Big lawn, trees, garden shed
Taxes: $1150 annually (est)

Method of Sale: Tracts will be offered individually, then in combination.
Terms: 10 percent down sale day, balance due at close November 10, 2016.

Gary Moeller - owner

Farm Real Estate
Spencer, IA 712-262-3529
Auctioneers: Jon Hjelm, ALC & Chuck Sikora
712-240-3529 712-260-2788
Attorney: John Bjornstad
Bjornstad Law Office – Spirit Lake, IA
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Call The ACRE Co. to sell your farm!