

ACREAGE FOR SALE



6.1 Acres Clay County

2978 250th Avenue, Spencer, IA

Location: On the west edge of Langdon, on 250th Avenue, ¼ mile north of B17

Property Features:

- Single story, 1760 sq ft ranch style house
- 3 bedrooms, 1 bath, family room w/ fireplace
- Attached double car garage
- Barn 40 ft x 64 ft, plus a lean-to addition
- Includes a small pasture and tillable land

Located a quarter mile north of blacktop B17 and minutes from Spencer, this acreage has the perks of country living with the convenience of town nearby.

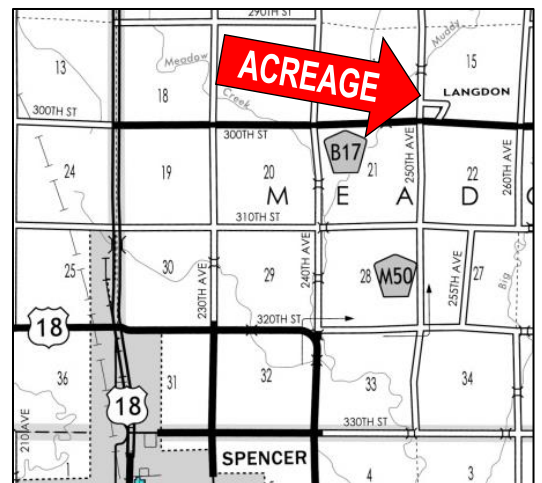
Call Chuck to schedule your viewing 712-260-2788

Real Estate Taxes: \$1404 annually

Terms: Seller will pay one half of the cost to install a new septic system, up to \$4000.

Possession: At close.

Price: \$149,000



Farm Real Estate
Spencer, Iowa 712-262-3529
theacrecoco.com

Jon Hjelm, ALC 712-240-3529
Chuck Sikora 712-260-2788
Austin Peterson 712-260-3678

Call us to sell your farm!