



# ACREAGE AUCTION



**3559 360<sup>th</sup> Street  
Ruthven, IA**

**Seller: Keith Walker Estate & Walker Bros, Ltd**

**Wednesday - July 15, 2020 - 10:00 am**  
**American Legion Post 33, 1602 Main Street, Ruthven, IA**

### Property Highlights:

- 2.89 surveyed acres
- Sears and Roebuck house built in 1912
- 2.5 story house and detached double stall garage
- 4 bedrooms, 2 bathrooms
- Original floors & woodwork
- Large yard with windbreak and nice landscaping
- Located on the east edge of Ruthven

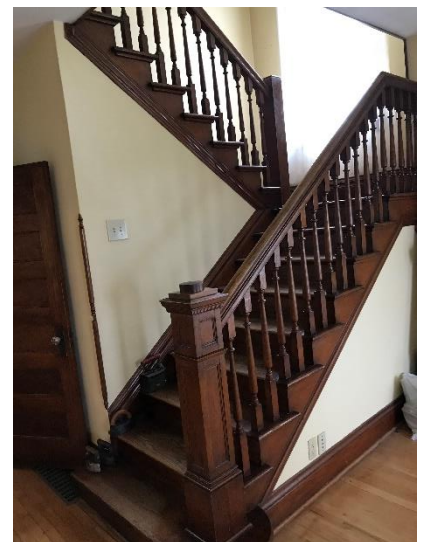
**RE Taxes:** \$1014 annually (est). Taxes prorated to closing date.

**Terms:** 10 percent down sale day, balance due at close Aug 26, 2020.

**Possession:** At close.

**Broker's Note:** The ACRE Co. is pleased to be selling the Walker Family acreage at public auction. What a great opportunity to purchase an outstanding property just east of Ruthven. The family has maintained the original woodwork and character of the home, and kept the house in great shape for you to move right in. With a great location near Lost Island Lake, Spencer, and Emmetsburg, this acreage offers easy commute to work, shopping, and recreation nearby.

For more information or to view the acreage, call Chuck 712-260-2788



**RUTHVEN**

**Acreage**



**Farm Real Estate  
Spencer, IA 712-262-3529**

**[theacreco.com](http://theacreco.com)**

Attorney: Barry Sackett, Spencer, IA  
Jon Hjelm, ALC 712-240-3529  
Chuck Sikora 712-260-2788  
Austin Peterson 712-260-3678

The Owner reserves the right to approve or reject the final bid. The ACRE Co. represents the Sellers at this private auction. Announcements during the sale take precedence over published information. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by The ACRE Co. No warranties are either expressed or implied by Sellers or The ACRE Co.