



ACREAGE AUCTION

**5142 380th Street
Cylinder, IA**



Wednesday - October 28, 2020 - 10:00 am

The Shores at Five Island, 14 North Lawler Street, Emmetsburg, IA

Property Highlights:

- 2.8 surveyed acres with all brick ranch home built in 1979
- 1536 square feet with full partially finished basement
- Open floor plan includes kitchen, living room, family room
- 2 main floor bedrooms, 2 downstairs bedrooms
- New large wooden deck installed earlier this summer
- Attached 2+ car finished garage w/ new epoxy floor finish
- Complete with updated kitchen appliances, washer & dryer
- Large yard with windbreak and nice landscaping
- Located 4.5 miles east of Emmetsburg, just west of Cylinder

RE Taxes: \$2200 annually (est). Taxes prorated to closing date.

Terms: 10% down sale day, balance due at close December 2, 2020.

Possession: Possession of the Drew home will be at close.

Broker's Note: The ACRE Co. is very pleased to be selling the Drew acreage at public auction. This acreage is in excellent condition, the best of any property we've sold. This year the Drew family has added a new wood deck, finished the garage floor, and painted the home throughout to make the home ready for the next owner. Acreage buyers, here is a chance to buy a truly move-in ready country home on 2.8 acres. Join us at the Open House or call to make an appointment.



Farm Real Estate
Spencer, IA 712-262-3529
theacreco.com

Seller: Jeanne M. Drew Revocable Trust
 Attorney: Michael Bovee, Spencer, IA
 Montgomery, Barry, Bovee, Steffen & Davis
 Jon Hjelm, ALC 712-240-3529
 Chuck Sikora 712-260-2788
 Austin Peterson 712-260-3678

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.