



# ACREAGE AUCTION



**OPEN HOUSE**  
**Thurs June 10<sup>th</sup>**  
**5:30-7:00 PM**

**1543 350<sup>th</sup> Ave. Estherville, Iowa**

**Wednesday - June 30, 2021 - 10:00 am**

**Elks Lodge #528, 3665 Hwy 9, Estherville, Iowa**

**Property Highlights:**

- 3.44 surveyed acre country residence – survey available
- Original classic ranch style home built in 1958
- 1085 sq ft, 3 bedrooms, 1 bath, full basement
- Large living room with a brick faced fireplace
- Detached single car garage plus several outbuildings
- Well-manicured setting with mature trees and open views



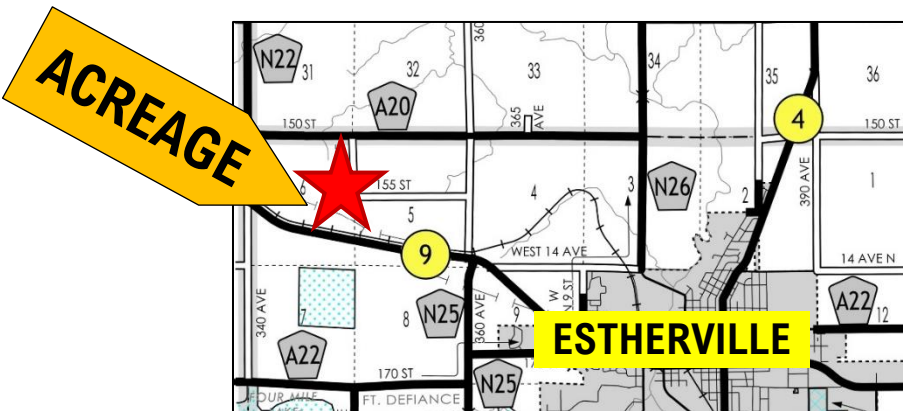
**RE Taxes:** \$1264 annually (est). Taxes prorated to closing date.

**Terms:** 10% down sale day, balance due at close August 3, 2021. Seller will contribute \$4500 towards updating the septic system.

**Possession:** Possession of the Reynolds home will be at close.

**Broker's Note:** The ACRE Co. is pleased to be selling the Reynolds acreage at public auction. Take a drive and check out this well-preserved country ranch style home. The family has taken great to keep the property in top condition including a new roof a few years ago plus recently a new furnace and hot water heater. You'll like the house and you'll love the setting. Don't pass up your opportunity to purchase this acreage just west of Estherville.

*We look forward to seeing you at the Open House !*



**Farm Real Estate**  
**Spencer, IA 712-262-3529**  
[theacresco.com](http://theacresco.com)

**Seller: Michele Reynolds**  
Attorney: Lynn Fillenwarth  
Fillenwarth & Fillenwarth, Estherville, IA

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