

# REAL ESTATE AUCTION

## Egg Layer Facility



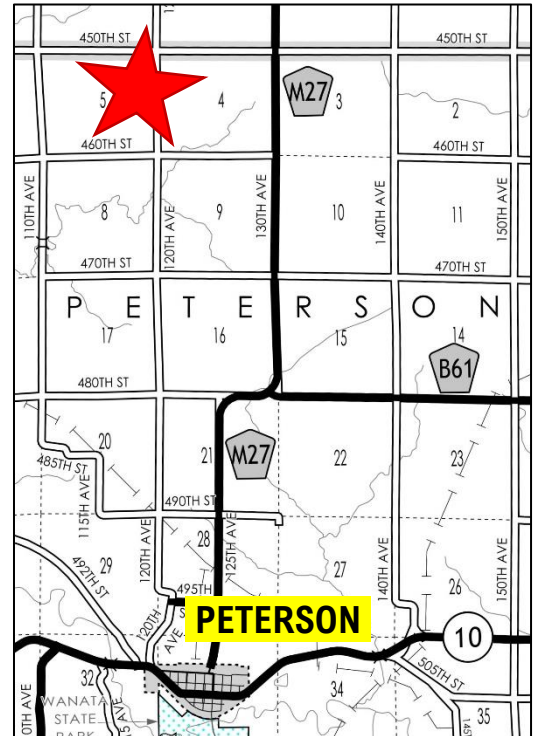
4545 120<sup>th</sup> Avenue, Peterson, IA

**Auction Ends: September 28, 2021**  
*Bidding Starts September 21st*

### Property Highlights:

- 6.4 Acres - Zoned Agricultural (A-1)
- 74,780 sq ft - 200,000 hen facility, built in 1997
- Egg collecting and conveying equipment
- Refrigerated storage w/ backup generator
- Recent improvements to ventilation, conveyors, and air conditioning units
- 3 bedroom, 2 bath mobile home, built in 2008
- Rural Water service

RE Taxes: \$1,694 annually



### AUCTION TERMS AND BIDDING PROCEDURE:

Bidding will start September 21, 2021. Bidding will not end prior to 2:00 pm September 28, 2021. Bids will be taken by phone. The current high bid will be posted on theacreco.com website. Each active bidder will be given the opportunity to make additional bids until bidding is closed. The sale is subject to owner confirmation. Successful bidder will sign a purchase contract and deposit 10% earnest money with The ACRE Co. Bidders will be confidential until bidding is closed.

*For more information, call Austin Peterson 712-260-3678*

**Call to bid! 712-262-3529**  
**Current high bid will be posted on theacreco.com**



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

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

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.