

Real Estate Auction

Prime Commercial Lot 1.6 acres - Hwy 18 - Dickens, Iowa

Saturday November 5, 2011 10:00 am
American Legion, 1602 Main St., Ruthven, Iowa

Location: South edge of Dickens on Highway 18 east of Main Street.

Legal: A tract in the Southeast Quarter (SE1/4) of the Southwest Quarter (SW1/4), Section Eighteen (18), Township Ninety-six (96) North, Range Thirty-five (35) West of the 5th PM, Clay County, Iowa



Description: We will be offering this unimproved bare nearly level inside commercial building site lot in the town of Dickens. The lot has 351 feet of Highway 18 frontage with 237 feet of depth. The lot contains 1.6 acres. (69,696 sq ft) The Pollard lot is bordered on the south by Highway 18 and on the northwest corner by 1st Street South. A sign for the Redwood Resort is located on this lot.

RE Taxes: Real Estate taxes are \$ 150.00 / annually. Real estate taxes will be prorated to 1/1/2012.

Possession and Terms: Possession is at close. Terms are 10 percent down sale day with the balance due at close on or before December 12, 2011.

Brokers Note: The Acre Co. is pleased to be offering this great commercial lot in the town of Dickens at public auction for the Pollards. Looking for a great highway location for a business, storage buildings, or your new building ? This site offers great traffic counts and outstanding exposure. This sale is subject only to the approval of the Sellers at the auction. See you sale day!

James and Suella Pollard Trust, owner

Attorney: David Stein, Stein Law Office, Milford, Iowa

Auctioneer: Jon Hjelm / [The ACRE Co.](http://TheACRECo.com), Spencer, Iowa 712-262-3529 theacreco.com
Chuck Sikora

The Owner reserves the right to reject any and all bids.

Jon Hjelm/The ACRE Co. represents the Sellers at this auction. This sale is subject only to the approval of the Seller the day of the auction. Any Announcements made sale day will supercede all printed material. Information contained herein is gathered from sources deemed reliable but cannot be guaranteed by Jon Hjelm/The Acre Co.