

Resort and Lake Front Development Land

AUCTION

Redwood Resort and Campground 1627' Frontage on Lost Island Lake Palo Alto County, Iowa

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



Location: 3524 330th St. 2 mi north -1 mi east of Ruthven on the southeast side of Lost Island Lake

Terms: 10% down sale day, balance at close on December 12, 2011. **Taxes:** \$ 29,160 / annually

Possession: at close, December 12, 2011. Sellers reserve the ability to store on site until 4/1/2012.

Property Description: 1627 feet of lakefront. The resort property contains 13.4 acres with adequate depth for lakefront and off lake lot development. Located between public owned lands on a blacktop road with a newer blacktop access road to the lake and resort.

Improvements: An A frame office building with living quarters, 5 new cedar sided cabins with covered porches, original motel building with 3 rental units, laundry/shower building, game/rec center building, separate newer bath/shower building, playground area, and two docks are included. Campground has 67 total camper sites, 33 on the lake. All camper sites have electrical and cable hookups, 10 sites have sewer hookups. (7 more cedar cabins may be purchased from the Sellers)

Broker's Note: One of Iowa's largest premier lakefront properties offered for sale. Surrounded by state land, The Redwood Resort could continue as campground or could be a prime lakefront development with many lake lots having excellent lake front. Great secluded site for a retreat center, church or summer camp. Potential hunting/fishing lodge or game farm. Redwood Resort can be expanded with the adjoining 60 acres that will be offered following the Redwood Resort auction. Outstanding blacktop location with sand beach and low rock lined shoreline. Call for more details.



Pollard Family Farms, owner

Attorney: David Stein, Stein Law Office

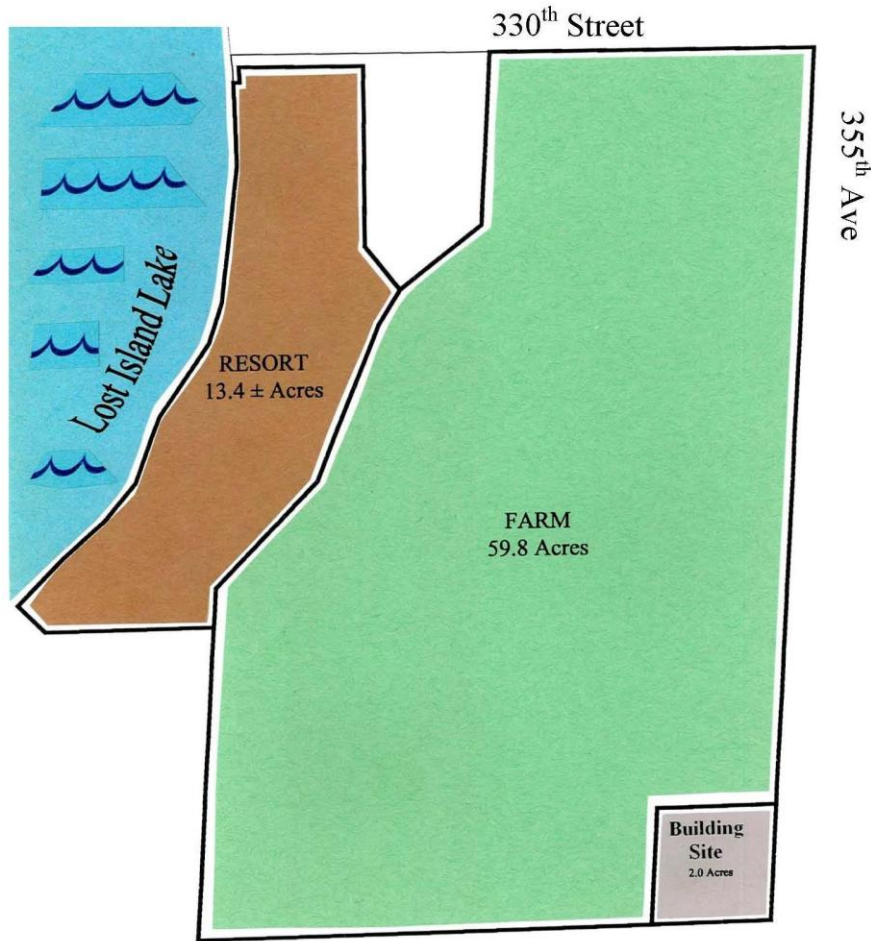
Auctioneer and Broker: Jon Hjelm/The ACRE Co.
Chuck Sikora

theacresco.com 712-262-3529 Spencer, Iowa



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 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.

Resort and Farm Plat



Local Nearby Lost Island Lake Attractions

