

# Emmet Co. Acreage For Sale With 313 acres to Lease



**Location:** 3 miles east on blacktop A48 then 1-1/2 miles south of Terril, IA on 340<sup>th</sup> Ave.

**Legal:** 10 acres more or less located in the Southwest Quarter (SW1/4), Section Thirty (30), Township Ninety-eight (98), Range Thirty-four (34) West of the 5th PM in Emmet County, Iowa



**2570 340<sup>th</sup> Ave., Terril, IA**

**Residence Description:** Here is a completely updated 3100 sq ft three bedroom, two story home. Featuring a large formal living room complete with new carpet and new oak staircase to the west basement, huge dining area, cozy TV room, plus 780 sq ft of classy finished basement. A new oversized 2 car garage is attached to the house thru the former garage which is now a large entry with pantry. This sprawling ranch style home has the master bedroom on the main floor with 2 additional bedrooms on the second floor. The home has been updated including new shingles and vinyl siding 6 yrs old, central air is 2 yrs. old and furnace is 3 yrs. old. Electric service from Iowa Lakes REC, Iowa Lakes Rural Water provides water. Landscaped yard features a fish pond off the oversized deck plus a shade garden just under the canopy of trees. An apple orchard has been started & over 120 new evergreen trees have been planted.



**Acreage Improvements:** 45' x 55' machine shed, 26' x 60' hobby shop and storage building plus three grain bins, (1) 6,000 bu and (2) 10,000 bu grain bins, one bin is a dryer bin. New 8" load out auger is included in the sale. An older 30' x 170' hog building is located on site.

## Terms

**RE Taxes:** \$ 1378.00 (estimate)

**Possession:** at close – after September 1

**Price:** \$ 225,000.00

## Farms Available for Lease

**Emmet Co:** 259.5 ac m/l in the S1/2 of Sec. 30, Twelve Mile Lake Ave. CSR of 71.5

**Clay Co:** 51.1 ac m/l in the NE1/4 of Sec. 2, Lake Township. Ave. CSR of 66.5

**Brokers Note:** Jon Hjelm /The Acre Co. is pleased to represent the Dingels on this outstanding acreage with land to farm.

## Dingel Farms, Inc., owners

Jon Hjelm / The ACRE Co.  
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