

Recreational Property Auction Thursday April 7, 2016 @ 5 p.m.

Sale Location - Andersen Conservation Building at the Wolf Nature Center east
of Red Oak, Iowa

Property Location - 2754 230th St. Stanton, Iowa. West side of Viking Lake.
Formerly known as Izaak Walton League of America, Inc.

- Legal Description - A parcel of land bounded on the North by the North line of the Northeast Quarter of Section 12, Township 71 North, Range 37 on the West by the West line of the Northeast Quarter of Section 12, Township 71 North Range 37 and on the South and East by the center of Honette Creek, containing 8.66 acres, more or less, subject to all easements.
- General Description - 8.66 acres with a 28'x40; block building with no water or sewer. Rural water does have a water line running by the property. The property has some open area that had been used for a shooting range with balance of property timber area.
- Easement & Lead Notice - The state has an easement across this property for maintenance of silt dam. There is known lead pellets to be on the ground of this property.
- Sells "AS IS"
- Terms - 20% down day of auction with balance due in 30 days of closing when deed and abstract will be given. To be sold as total dollars not per acre. Possession will be given at closing.
- Taxes - To be determined
- Agency - Bergren Real Estate & Auction are seller's agents only.
- Closing Agent - Bergren Real Estate & Auction, Griswold, Iowa
- **Note:** If you are looking for a small building area or a small recreation area, this place is sure worth taking a look at. Not many times do you see a property with this type of location for sale. **Come Prepared to Buy!!!**

Montgomery County Conservation Board
Will Horsley 712-621-2902 Office 712-623-4753

Bergren
Real Estate and Auction

Auctioneer and Broker Steve Bergren 712-789-0847
Office 712-778-2242

Verbal announcements sale day take precedence.

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