

ESTATE LAND & ACREAGE AUCTION

Saturday, December 1 • 10:00 AM

14249 - 247th Street • Delta, Iowa

Parcel 1: 18.13 acres m/l with multi-level home built in 1967, 2372 SF, main level with 3 bedrooms, 1-1/2 bathrooms, kitchen-dining, laundry, and living area to outside deck; upper level with large entertainment room, fireplace, big screen projector, and enclosed sun porch; lower level with office/non-conforming bedroom, family room, and fireplace; basement with 3/4 bathroom, geothermal heat/air, (2) 100 amp breaker boxes.



Also a detached 3 car garage 24x40; all timber with deer, turkey and squirrels; quiet and secluded area. The buyer will be responsible for updating the septic system. House needs some TLC.

Parcel 2: 51.66 acres m/l with about half timber and half pasture, small shed and well in pasture, lying next to parcel 1.

Location: from Delta, IA go South on Hwy 21 3 miles to G48, then East 1 mile to 145th Avenue, then North 1-1/4 mile to T intersection, then West on 247th to the end of the road.

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