

Land Auction

ACREAGE:

31.25 Acres, m/l
Clayton County, IA

DATE:

Thursday
November 8, 2018
2:00 p.m.

LOCATION:

Lakeside Ballroom
Guttenberg, IA



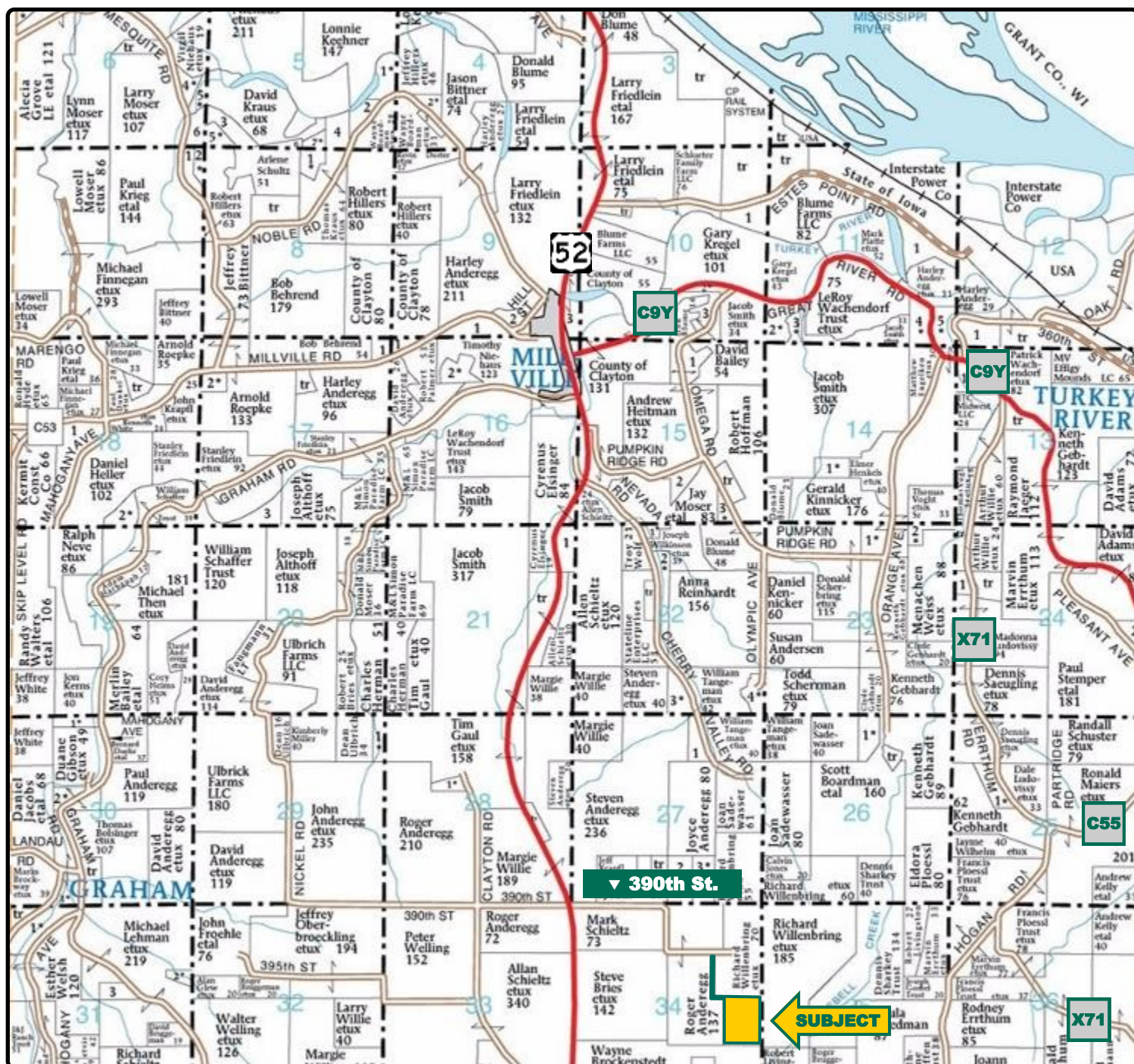
Property Key Features

- Custom-designed, geothermal home overlooking scenic valley
- 30+ Recreational acres of hardwood timber with great wildlife habitat
- Additional newer shed, 32' x 52', with 2 overhead doors and partial concrete floor

Spencer Smith
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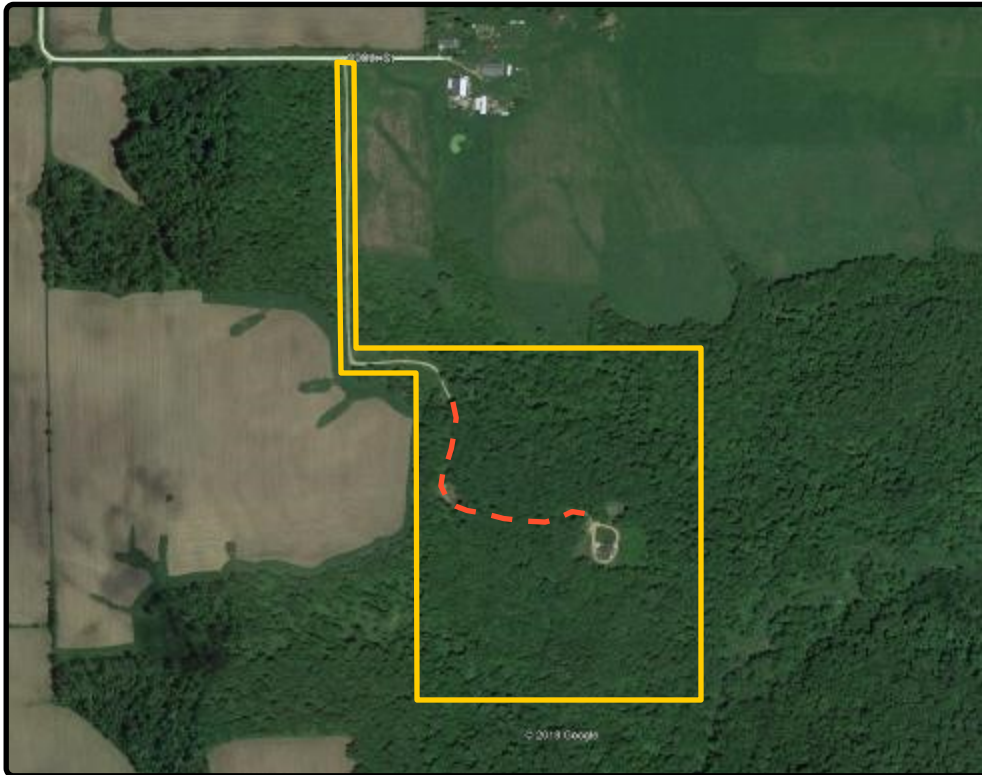


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Bedrooms: 4
Bathrooms: 3
Total Finished SF: 2,930
Address:
37754 390th St.
Guttenberg, IA 52052

Open House
Thurs., November 8, 12-1 pm

Property Information

31.25 Acres, m/l

Location

Approximately 3 miles southeast of Millville, IA. See page 4 for additional directions to house.

Legal Description

E 30 A NE SE F.R., E 3/4 NE SE, Lot 1 SW NE, Lot 1 NW SE, Lot 1 NE SE all in Section 34, Township 91 North, Range 2 West of the 5th P.M., Clayton County, IA. Millville Township.

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,602
Net Taxable Acres: 3.22
Remainder in Timber Reserve

Forest Reserve

There are 27.75 acres enrolled in Forest Reserve. (Exempt from property tax)

Land Description

Timber. Rolling / steep hillside.

Dwelling

- 1 Story custom frame built in 2012
- Living area 2,930 sq. ft. / 1,630 main level, 1,300 lower level
- 4 Bedroom
- 1 Full Bath / 2 Shower Stall Baths
- Walk-out lower level with in-floor heat
- 99% of home's interior wood is from timber cleared from property
- Steel shingled
- Geothermal heating and cooling
- Attached 2 car garage

Buildings/Improvements

- 32' x 52' metal shed with 2 overhead doors. (West door 12'W x 11'H), (East door 14'W x 11'H)
- Three deer stands in timber

Water & Well Information

Deep newer well.

Comments

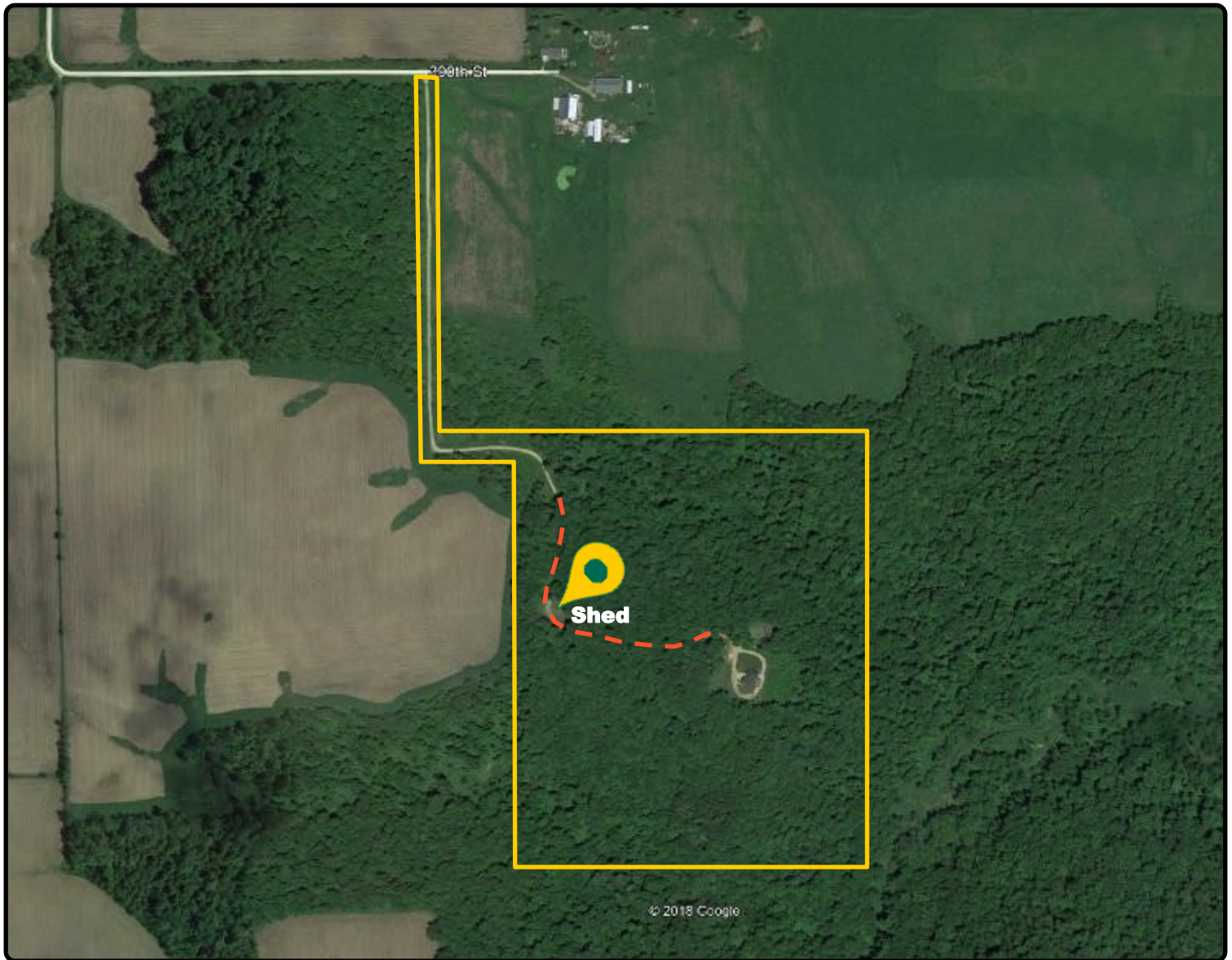
Driveway is owned by Seller and is part of this property. (Not an easement).

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Directions

Located directly off of 390th St. Shed located along driveway as it curves through the timber to the house.

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Kitchen - Main Level



Dining area - Main Level



Living Room - Main Level



Living Room - Main Level



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Main Level - Den



Main Level - Bedroom



Main Level - Master Bedroom



Lower Level Living Area



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Lower Level - Wet Bar



Garage



Deck



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Shop 32' x 52'



Shop - Large Overhead Doors



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Date: **Thur., November 8, 2018**

Time: **2:00 p.m.**

Site: **Lakeside Ballroom
1202 N 4th St.
Guttenberg, IA 52052**

Seller

Robert and Lisa Frommelt

Agency

Hertz Real Estate Services and their
representatives are Agents of the Seller.

Auctioneer

Spencer Smith

Method of Sale

- Parcel will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 18, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

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