

SEALED BID LAND AUCTION

Development Potential!

SEALED BIDS DUE ON THURS. NOV
1ST @5PM
ED SPENCER REAL ESTATE OFFICE
322 E 7TH ST, LOGAN, IA 51546

**33.88 Acres m/l
Logan Iowa**

Directions: From the Stoplight in Logan, North on North 2nd Ave (Hwy 127) to W. 3rd St. Left on W. 3rd then Right on Glen Road. Left on Glen Ave, follow to the signs.

Beautiful building locations in Logan, Iowa. Tract 1 has a foundation already in place. Tract 2 features 30.12 acres with mature trees, large stocked pond and excellent development potential, close to the school and aquatic center. View Drone Videos online at www.edspencerauctions.com



Tract 1 - 3.76 taxable acres

Legal: Parcel A Part W 1/2 NESE Section 13
Jefferson Township, Harrison Co, IA (short form)

Taxes: \$42.00

Excellent building site with foundation already in place. Private-views-Easy Access-Walking Distance to School & Pool. Proposed building plans available upon request by contacting Hannah Spencer Johnsen 712-592-9794 or Ed Spencer 402-510-3276

Tract 2 - 30.12 taxable acres

Legal: SENWSE & N1/2 NWSE & Pt SWSE
Section 13 Jefferson Township, Harrison Co, IA (short form)

Taxes: \$382.00

This site features large, mature trees, stocked pond and excellent development potential. View Drone Videos online at www.edspencerauctions.com

Terms: All bids are due by 5 p.m. on Thursday November 1st, 2018. Bids will be accepted on Tract 1, Tract 2 and/or the combinations of Tract 1 & 2. All bids to be sealed, mailed or hand delivered to Ed Spencer Real Estate, 322 E 7th St. Logan, IA 51546 c/o Hannah Spencer Johnsen, Agent. High bidder(s) on each tract to be notified by phone by 10:00 a.m. Friday November 2nd, 2018. After acceptance by the sellers, High Bidder(s) will be required to sign a purchase agreement no later than Friday November 2nd, 2018 at 5 p.m. 10% earnest deposit will be required and placed in the Trust Account of Marcus Gross. Closing to take place no later than Monday December 3rd, 2018. Bids are not subject to financing. Sellers will provide title insurance with the cost of title insurance split 50/50 between the buyer(s) and sellers.

**Drew & Arron McWilliams, Owners
Marcus Gross, Attorney for the Sellers
Hannah Spencer Johnsen, Agent for the Sellers**

Agency:



Farms America, INC/Ed Spencer Real Estate are agents for and represent the sellers. All bidders will be considered customers, not clients.

Farms America, INC
Ed Spencer Real Estate & Auction Co
322 E 7th St, Logan, IA 51546
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