

TIMED ONLINE

Real Estate AUCTION

WATERFRONT LOT • PONY CREEK LAKE

📍 55241 Fallow Road
Pacific Junction, Iowa | Mills County

0.42 ACRES • SELLING AS LOT ONLY



BIDDING OPENS:

October 23, 2026, at 10:00 A.M.

BIDDING CLOSES:

October 30, 2026, at 10:00 A.M. • Soft Close

BID ONLINE:

www.spencergroups.com

All bidders must be preapproved.

PROPERTY VIEWING:

October 22 & 29, 2026
4:00-6:00 P.M.

OWNER: *David C. Andersen*

Owner is a licensed real estate agent in Iowa and Nebraska.
Spencer Auction Group represents the seller only in this transaction.

PROPERTY DETAILS:

- Legal: Lot 57 Pony Creek Dev No 1
- Existing well on property
- Annual taxes: Gross \$1,221.66; Net \$1,222.00
- HOA dues: \$100/month or \$1,100/year
- HOA copy available upon request

SELLING AS IS, WHERE IS - LOT ONLY.

No value is assigned to structures on the property. Property is being sold as-is. New buyer will sign a binding agreement with the county at closing in reference to the demolition of the septic. Buyers can contact agent with questions. On the Property viewing change the date to just October 29, 2026 4-6 p.m.

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REAL ESTATE



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