



Thursday Morn. January 24, 2012 • 10:00 AM

Sale Site: Chariton Community Center

915 Osage St. Chariton, Iowa

Location from Chariton. Iowa:

5 miles south on Highway #14 to 422nd St., East 1 mile, gravel turns south, south 1 mile to farm.

General Description:

Offering 160 acres m/l located in Section 33 of Benton Township. Land is currently planted in wheat. Buyer will take immediate possession of land including crop at closing.

Avg CSR Rating: 34 Taxes: \$1,180.00

Predominate Soil Types:

Zook-Olmitz-Vesser, Gara & Armstrong

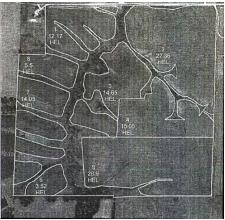
FSA Info:

Cropland 121.3 Corn Base 40.4 Corn Yield 90 Bean Base 24.1 Bean Yield 36

Section 33

Benton Township

Lucas County



Terms: Cash. 10% down payment day of auction w/balance due on or about February 24. 2012 when possession will be given.

Anthony Demma

Daugherty Auction & Real Estate Services, Inc.

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