

Land

160 Acres M/L
Adair County, IA

Auction

"We Sell it the Day You Need it Sold!"

Tuesday Morn. January 31, 2012 • 10:00 AM

Sale Site: Daugherty Auction Facility

223 S 2nd St. Stuart, Iowa

Location from Stuart, Iowa:

4 1/2 miles south on P28 pavement (Stuart Rd.) To 150th St., 4 miles west to Quebec, 1/2 mile south to farm.

General Description:

Offering 160 acres m/l of which FSA shows 126.9 acres cropland. (2 acres of original farmstead has been cleared to make additional cropland.) Balance is in timber.

Taxes: \$3,492.00

Avg CSR Rating: 34

Predominate Soil Types:

Sharpsburg Benches, Ladoga Benches & Ladoga

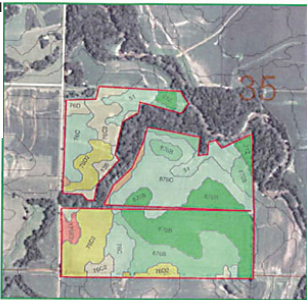
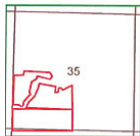
AVG CSR Rating on Tillable Land: 75.1

Date Created: 12/27/2011 10:57:41 AM

Section 35, T77N R31W, ADAIR COUNTY

Daugherty Auction & Real Estate Services, Inc.
Nelson

Average CSR: 75.1



SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
11B	Colo-Ely	0.47	69.0	138.0	46.0	2-5%
13B	Vesser-Nodaway	3.18	65.0	136.0	46.0	2-5%
179D2	Gara	0.24	43.0	106.0	36.0	9-14%
179E2	Gara	2.05	33.0	0.0	0.0	14-18%
212	Kennebec	3.12	91.0	164.0	55.0	0-2%
220	Nodaway	1.26	85.0	145.0	49.0	0-2%
51	Vesser	8.71	70.0	130.0	44.0	0-2%
76C	Ladoga	11.30	72.0	148.0	50.0	5-9%
76C2	Ladoga	7.84	67.0	144.0	48.0	5-9%
76D	Ladoga	1.40	62.0	139.0	47.0	9-14%
76D2	Ladoga	17.54	57.0	135.0	45.0	9-14%
80E2	Clinton	1.56	45.0	108.0	36.0	14-18%
870B	Sharpsburg Benches	26.38	91.0	160.0	54.0	2-5%
876B	Ladoga Benches	20.28	87.0	153.0	51.0	2-5%
876C	Ladoga Benches	20.43	72.0	148.0	50.0	5-9%
Summary		125.76	75.1	145.0	48.7	

Terms: Cash, 10% down payment day of auction w/balance due on or about March 1st, 2012 when possession will be given.

Nelson Family, sellers

Steve Jensen, Greenfield/Closing Attorney

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty ~ President

Chad Daugherty, Brad Jones auctioneers

Adel, Iowa (515) 993-4159 ~ d_auction@hotmail.com

See Us on the Web at www.daughertyauction.com

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