

# Land

240 Acres M/L  
2 Parcels/Wayne Co

# Auction

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

**Thursday Morn. February 2, 2012 • 10:00 AM**

**Sale Site: Seymour Community Center**

**135 N 5th St. Seymour, Iowa**

## Location from Seymour, Iowa:

Take S-60 pavement south approx. 4 3/4 miles, turn west on Birch Road and travel 3 miles, 120 acres on each side of rock road.

## General Description:

**Parcel #1:** Offering 120 acres m/l (pending survey) located on the north side of Birch Road of which approx. 108.04 acres are tillable land. Balance is in timber & 2 ponds w/ tanks. Good fences. Building site is NOT included in sale.

**Taxes:** \$1,468.00 (est)

**Parcel #2:** Offering 120 acres m/l located on the south side of Birch Road of which approx. 104.05 acres are tillable land including 30.9 acres is in CRP with annual payment of \$2167 expires 2012. Balance is in timber & pond. Sale includes a 50' x 70' hay barn & 20' x 60' concrete silo.

**Taxes:** \$1,146.00 (est)

**Avg CSR Rating:** 38.5

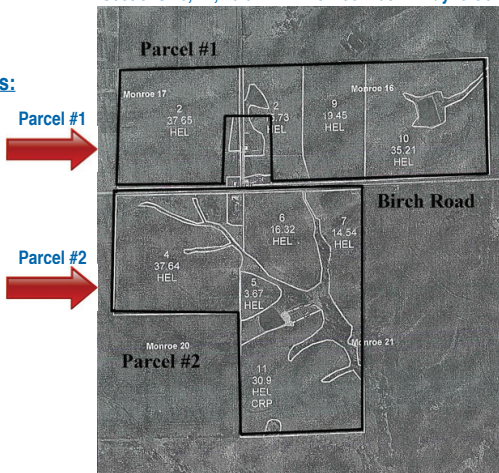
## Predominate Soil Types:

Clarinda, Seymour,  
Olmitz-Vesser-Colo  
& Shelby Soils

## FSA Info:

Cropland 212.1  
Corn Base 107  
Corn Yield 95

Sections 16, 17, 20 & 21 Monroe Plat Wayne Co.



**Terms:** Cash, 10% down payment day of auction with balance due on or about March 2, 2012 when possession will be given.

**Locally known as "The Olson Farm"**

**Gary Olson & Candace Whittet**

**Verle W. Norris Law Office, Corydon Iowa/Closing Attorney**

**Daugherty Auction & Real Estate Services, Inc.**

*Kelly Daugherty & Chad Daugherty, auctioneers*

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**See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)**

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