

Land

40 Acres w/improvements
Chariton, Iowa

Auction

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

Sunday, January 20, 2013 • 2:00 p.m.

Russell Community Center

Corner of Prairie & Stanton St • Russell, Iowa

Location from Chariton: 1 mile West of Russell on Hwy 34 to 480th, North 1.5 miles to 482nd West 1/4 mile to farm on North side of road.

General Description: Offering 40 acres m/l of which 33.3 acres are cropland. Improvements include 1 1/2 story 3 bedroom home. Approx 1632 sq Ft Living space. Single car detached garage. Metal Quonset building (approx 40' x 100') & a Harvestore grain bin.

Taxes: \$2,098.00 per yr **Ave. CSR rating on tillable land:** 58.4 **Predominate Soil types:** Haig & Arispe

Terms: Cash, 10% down payment day of auction with balance due at closing on or before February 20, 2013. Possession March 1, 2013.

Gary & Roberta Walberg

Daugherty Auction & Real Estate Services, Inc.

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