

Prime Iowa

Land

80 Acres M/L, Green County, IA

Auction

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

Tuesday Morn. February 7, 2012 • 10:00 AM

Sale Site: Rippey Library/Community Center

224 Main St., Rippey, Iowa

Corner of 3rd & Main

Location from Cooper, Iowa:

2 miles east and south on E 57 pavement or 4 1/2 miles north of Jamaica on P-30 to E-57 1/4 mile west.

General Description:

Offering 80 acre m/l PRIME Iowa farmland. Approx. 75 acres NHEL/1.5 acres CRP with annual contract pymt of \$327 through Sept. 30, 2019. Improvements include single story 3 BR older home w/1509 sq. Ft. Living area and Morton Bldg.

Taxes: \$ 2,996.24

Avg CSR Rating on Tillable Land: 84.6

Predominate Soil Types:

Section 14

Franklin Twp.

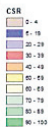
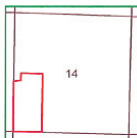
Greene County, IA

Date Created: 1/12/2012 2:02:30 PM

Section 14, T82N R30W, GREENE COUNTY

Daugherty Auction & Real Estate Services, Inc.
Thornburgh

Average CSR: 84.6



SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
107	Webster	9.45	86.0	147.0	49.0	0-2%
138B	Clarion	12.96	83.0	147.0	49.0	0-2%
507	Canisteo	25.00	81.0	141.0	47.0	0-2%
55	Nicollet	25.10	91.0	158.0	53.0	1-3%
6	Okobojo	2.39	58.0	115.0	39.0	0-1%
Summary		74.90	84.6	147.7	49.4	

Terms: Cash, 10% down payment day of auction with balance due on or about March 7, 2012 at closing. Sale subject to tenants rights for 2012 crop year with cash rent to buyer.

Gerald D. Thornburgh

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty & Chad Daugherty, auctioneers

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

See Us on the Web at www.daughertyauction.com

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