

Land

194 Acres m/l ~ Madison County

Auction

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

Tuesday Morn., February 18, 2014 • 10:00 a.m.

Sale Site: Earlham Community Center

150 East 1st. St • Earlham, Iowa

Location from Earlham Iowa:

½ mile south on P57 pavement to 115th St., 1 mile west to farm!

General Description:

Offering 194 acres m/l with improvements. FSA reports 154.55 acres cropland. Combination tillable, hay & pasture ground. Spring in pasture runs all year round. Good fences, predominately high tinsel wire. Tiled 2 years ago. Improvements include 1 1/2 story 1,688 sq ft 4 bedroom home. Small grain storage & 18'x60' steel building, 36'x50' steel building. Rural water to house.

Average CSR rating: 65.7 **Predominate soil types:** Sharpsburg, Shelby-Lamoni & Lamoni **Taxes:** \$4,282.00

Terms: Cash: 10% down payment day of auction w/balance due on or about March 18, 2014 at closing. Land sold subject to crop share agreement. Call for details.

Wayne & Donna Fastle, Earlham

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

416 Greene St. Adel, IA (515) 993-4159 ~ d_auction@hotmail.com

North River Realty, Mike Bobst ~ Broker ~ 1758 Creamery Rd., Dexter Ia. 50070

Sam Braland, Closing Attorney~115 NE 1st St. Earlham, Ia. 50072

See Us on the Web at www.daughertyauction.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Daugherty Auction and Real Estate Services, Inc.