

Land

59 acres m/l Adair County, Iowa

Auction

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

Tuesday, February 25, 2014 • 10:00 a.m.

Sale to be held at: American Legion Hall

323 SW 2nd St • Stuart, Iowa

Location from Stuart: 6 miles west on I-80 to Greenfield Exit # 86, 3/4 mile south on Highway 25

Location from Greenfield: 13 miles north on Highway 25

General Description:

Offering 59 acres m/l located in Section 7 of Jefferson Plat, Adair County Iowa. Frontage to Highway #25! FSA reports 44.9 acres cropland. 20.2 acres currently in CRP program. Ave. CSR Rating 80!!

CRP Contract: 20.2 acres currently in CRP 06-01-09 to 09-30-2019
@ \$213.66 per acre w/annual payment of \$ 4,316.00

Average CSR rating: 80.1 **Predominate soil types:** Colo Overwash & Sharpsburg Benches **Taxes:** \$1,630.00

Terms: Cash, 10% down payment day of auction w/balance due on or about March 25, 2014 at closing. Possession for 2014 crop year.

Howard Harlan, Seller

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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

Jamie Bergkamp, Closing Attorney~ 218 S 9th St, Adel, Ia. 50003

See Us on the Web at www.daughertyauction.com

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