

# Dallas County Acreage

# Auction

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

**Saturday, March 8, 2014 • 10:00 a.m.**

**Sale on site: 22259 210th St • Minburn, Iowa**

**Location from Minburn:** 1 1/2 miles south on Highway #169 to 210th St., 3/4 mile west.

### **General Description:**

Offering immaculate 3 bedroom, 2 Bath single story home w/approx 1939 sq ft Living area. Built in 2001 this home is in move-in condition! Oak kitchen cabinets & trim, 3 skylights, lg Kitchen w/center island & appliances! Laundry located just off kitchen! Lg Pantry! Master bedroom has dbl shower, dbl vanity, linen closet & skylight! Central Air! 63' x 24' steel building, insulated! 200 amp. Elec Heated shop area! All located on 5 acres m/l just 3/4 mile off pavement! ADM School District!!

**Brief Legal:** Lot 1 SWSW, IM Shirley Subdivision, 18-80-27

**Average CSR rating:** 80.1    **Lot Size:** 4.62 acres    **Taxes:** \$1,700.00

**Terms:** Cash, 10% down payment day of auction w/balance due on or about April 8, 2014 at closing.

**Shortline of personal property, shop & lawn equipment & vehicles to be sold prior to Real Estate!**

**See complete list and additional pictures on our website at [www.daughertyauction.com](http://www.daughertyauction.com).**

## **Lloyd & Marilyn Miller, Sellers**

**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](http://www.daughertyauction.com)**

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