

# Land

330 Acres m/l Madison County, Iowa

Thursday, February 21, 2013 • 10:00 a.m.

Sale Site: WRC Hall • Macksburg, Iowa

# Auction

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

Location from Macksburg: Northwest corner of town at the intersection of W. North St. & Carriage Trail

*Offering 330 acres more or less in 3 individual parcels as follows:*

**Parcel #1:** 120 acres m/l of which FSA shows 67.88 acres tillable. Balance in timber & pasture. Improvements include an older 2 bedroom single story 1120 sq. Ft. Home & outbuildings.

**Taxes:** \$1,824.00 net per yr.

**Ave. CSR rating on tillable land:** 66.3

**Predominate Soil types:** Sharpsburg & Lamoni

**Parcel #2:** 40 acres more or less w/frontage to W. North St. FSA shows 28.13 (21.97 NHEL) acres tillable w/balance in timber & pasture. Improvements include older single story 958 sq. Ft. 3 bedroom home w/outbuildings.

**Taxes:** \$998.00 net per yr.

**Ave. CSR rating on tillable land:** 75

**Predominate Soil types:** Sharpsburg & Clearfield

**Parcel #3:** 170 acres more or less of which FSA shows 68.02 acres tillable. Balance in pasture & timber.

**Taxes:** \$1,090.00 net per yr.

**Ave. CSR rating on tillable land:** 46

**Predominate Soil types:** Sharpsburg, Shelby & Lamoni

**Terms:** Cash, 10% down payment day of auction w/balance due at closing on or before March 21, 2013. March 1st possession.

## **David M. Griswold**

### **Daugherty Auction & Real Estate Services, Inc.**

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty ~ Broker*

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