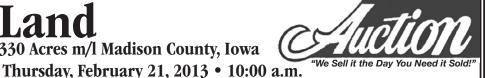
## Land

330 Acres m/l Madison County, Iowa



Sale Site: WRC Hall • Macksburg, Iowa

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 vr. 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

Adel, Iowa (515) 993-4159 ~ d\_auction@hotmail.com See Us on the Web at www.daughertyauction.com