

# Dallas County Prime Land!

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

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

**Sale Location:**

**Raccoon Valley Community Center  
1016 Main St • Adel, IA**

## **Location from Minburn:**

1 ½ mile south on Highway #169 to 210th Pl.  
3/4 mile west

## **General Description:**

Offering 80 Acres m/l of Prime  
Dallas County Farmland  
w/a CSR rating of 85!!!!  
Located in Section 19 of Sugar Grove Township

Contact Daugherty Auction for details!!!



## **Also Offering:**

### **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, lrg. Kitchen w/center island & appliances! Laundry located just off kitchen! Lrg. Pantry! Master bedroom has double shower, double vanity, linen closet & skylight!  
Central Air!  
63' x 24' steel building, insulated!  
200 amp. Elect. 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

**Lot Size:** 4.62 Acres

**Taxes:** \$1,700.00

**Lloyd & Marilyn Miller; Gloria Renshaw, Sellers**

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

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*416 Greene St. Adel, IA (515) 993-4159 ~ [d\\_auction@hotmail.com](mailto:d_auction@hotmail.com)*

*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)**

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.