

Guthrie County Auction

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

Saturday, March 9, 2013 • 10:00 AM
2290 Indigo Ave. ~ Guthrie Center, IA
Sale to be held at: Guthrie Activity Center
Guthrie Center, IA

Location of Acreage: From Guthrie Center: go West on Hwy 44 for about 4 1/2 miles then North on Indigo Ave.

General Description: Offering this 2 story, 4 bedroom, 2 bath acreage. The property sits on approximately 12 acres. Home has hardwood floors throughout with the exception of the kitchen and bathrooms, central heat and air w/a 1000 gallon propane tank. In 2001 an oversized dual capacity septic tank was installed for large family usage. The water heater was replaced in 2008 and the furnace in 2000. There is a full length front porch and a rear deck. Also located on site is a 2 car garage w/ upper storage, a new 800 sq ft workshop, and a 3200 sq ft barn w/ hay loft. Approx. 3 acres of lawn, fruit trees and garden. Approx. 8 acres of timber on the South side and a year-round running creek.



Legal Description: IRREG TRACT IN NW CO R NW NW + OLD ROAD
Total sq ft of living area: 1600 sq. ft.
Lot Size: 12 acres m/l **Taxes:** \$1,268.00
Terms: Cash, 10% down payment day of auction with balance due on or about April 9, 2013. Call for your appointment to view!



Lots of Deer & wildlife!
Location-Location!
Just off pavement-5 minutes from town!



Warren & Sherry Gardner, Seller

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

North River Realty ~ Broker

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See Us on the Web at www.daughertyauction.com

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