

Land

325 acres m/l Adair County

Tuesday, March 5, 2013 • 10:00 a.m.

WRC Hall • Macksburg, Iowa

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

Location from Winterset: 13 miles west on Highway 92 to Vinton Ave. (P39), 3 miles south to 260th, east ½ mile

Offering 325 acres m/l of which 140 acres are currently being tilled. 129 acres pasture and 30 acres timber. 20.97 acres in CRP. 102.7 acres in GRP.

Nitrogen has been applied for 65 acres corn.

Limed in 2008/ fertilized ea. yr.~ Terraces. Pond.

Improvements include: 2010 60' x 80' Winkler Hoop Building, Rural water at road.

CRP Contracts: 20.26 acres with annual pymt. of \$2,269 to 09-30-2018

.6 acres with annual pymt. of \$132 to 09-30-2022

Taxes: \$5,700 net per yr. (est.)

Ave. CSR rating on tillable land: 57.7

Predominate Soil types: Gara, Sharpsburg & Ladoga

Terms: Cash, 10% down payment day of auction with balance due at closing on or before April 5, 2013.

Immediate possession on crop land. Sold subject to lease on 126 acres pasture. Call for details.

Wentwood Farm LLC

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