

Land

40 acres m/l with improvements
Madison County, Iowa

Auction

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

Saturday, March 10, 2012 • 10:00 a.m.

Sale to be held on site:

2734 Norwood Ave. Peru, Iowa

Location from Winterset, Iowa

South of Winterset on Clark Tower Rd. To Peru pavement, 1 ½ mile east to Norwood Ave 1/4 mile north.

General Description:

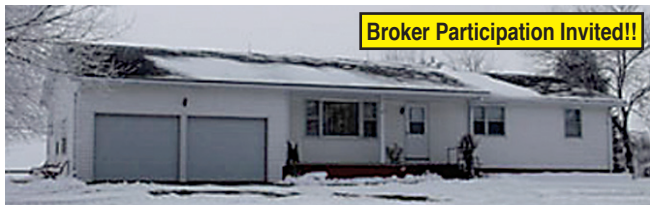
Offering very well maintained 3 bedroom Ranch home with 2 car attached garage. 1424 Sq. Ft. Living space main floor plus partially finished basement. Outbuildings to include 2 steel Wick buildings, open loafing shed and others. Pond, good fences, trees!
40 acres includes 20.2 acres tillable land.

Taxes: \$ 2,662/annually

Ave. CSR Rating on tillable land: 82.4

Predominate Soil Types: Macksburg & Sharpsburg

Broker Participation Invited!!



Terms: Cash, 10% down payment day of auction with balance due on or about April 10, 2012. Buyer will have immediate possession of the cropland for the 2012 crop year.

Dale and Phyllis Decker

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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