

OFFERING 80 ACRES MORE OR LESS PRIME DEVELOPMENT LAND: SATURDAY, MARCH 15, 2014 • 10:00 A.M.

Sale to be held at:

Grimes Community Complex - 410 SE Main St • Grimes Iowa



*Kelly Daugherty, President, Daugherty Auction and Real Estate Services Inc
Kelly & Chad Daugherty ~ Auctioneers
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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*

Location of Property From Grimes:

Go North on N James St About 1 1/2 Miles to NE 27th St.
Go East 1/2 Mile Onto NW 121st St About a Mile.

Parcel #1:

50 acres m/l to be sold on a "Per Acre" basis.
Up to 7 executive lots!

Parcel #2:

30 acres m/l to be sold on a "Per Acre" basis.
Up to 3 executive lots!

Parcel #3:

Combination of Parcels 1 & 2.
The sum total bid on Parcels 1 & 2 will be added together & the property will be offered as 1 unit, 80 acres.
Which ever is greater will determine the method of sale.

Johnston School District!!!

Taxes: \$1,088.00

Brief Legal: N 1/2 SW 1/4 Less Rd Sed 20-80-25

Terms: Cash or Check, 10% down payment day of auction with balance due on or about April 15, 2014 at closing.

Interesting Statistics: (2010 Census)

- *Grimes is the 13th fastest growing city in the entire state of Iowa!
- *Grimes is located in the largest county (by population) in the state of Iowa.
- *Grimes is located in 2 counties, Polk & Dallas, Dallas being in the top 10 list of fastest growing counties in the entire nation!
- *31.8% of all residents over the age of 25 have a bachelor's, graduate or professional degree.
- *Median Home Value is \$160,700
- *Average Family size is 2.71
- *Average commute time is 20 minutes!