

# Land

40 Acres m/l  
Guthrie County, Iowa

# Auction

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

**Thursday, March 15, 2012 • 10:00 AM**

**Sale Site: Daugherty Auction Facility**

**223 S 2nd St. Stuart, Iowa**

## Location from Stuart, Iowa:

East on 340th St to Wax Trail, north 1 mile to farm Land is located on the north west corner of Wax Trail and 335th St.

## General Description:

Offering 40 acres m/l subject to survey. 16 acres is tillable crop land, balance in pasture. Immediate possession on crop ground. Pasture is subject to tenants rights with rent to buyer. Call for details.

**Taxes:** \$375/ (est.) annually

**Avg CSR Rating on tillable land: 47**

## Predominate

## Soil Types:

Sharpsburg  
& Shelby-Adair

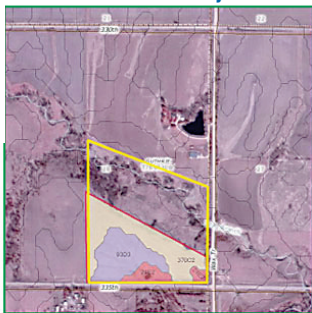
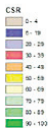
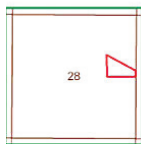
**Section 28 Stuart Plat Guthrie County Iowa**

Date Created: 2/24/2012 11:52:36 AM

Section 28, T78N R30W, GUTHRIE COUNTY

Daugherty Auction & Real Estate Services, Inc.  
Kading

**Average CSR: 47.0**



SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
179G2	Gara	0.04	5.0	0.0	0.0	25-40%
24E2	Shelby	2.03	38.0	98.0	33.0	14-18%
24F2	Shelby	0.04	18.0	0.0	0.0	18-25%
370C2	Sharpsburg	8.73	67.0	144.0	48.0	5-9%
93D3	Shelby-Adair	5.71	20.0	0.0	0.0	9-14%

Summary	16.55	47.0	88.0	29.4
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**Terms:** Cash, 10% down payment day of auction with balance due on or about April 15th, 2012. Sold subject to tenants rights on pasture ground for 2012. Immediate possession of crop land.

## 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](http://www.daughertyauction.com)**