

# Land

48 Acres m/l  
Decatur County, Iowa

# Auction

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

**Friday, March 30, 2012 • 10:00 AM**

Lamoni Community Center

108 S Chestnut St • Lamoni, Iowa

**Parcel #1: 48 acres m/l without improvements**

### Location from Lamoni, Iowa:

Located at the north edge of town on N. State St.

### General Description:

Offering 48 acres m/l predominately all NHEL! Immediate possession of cropland!

**Taxes:** Approx \$906.00 per/year **Avg CSR Rating on tillable land:** 69.3

### Predominate

### Soil Types:

Haig & Grundy Soils

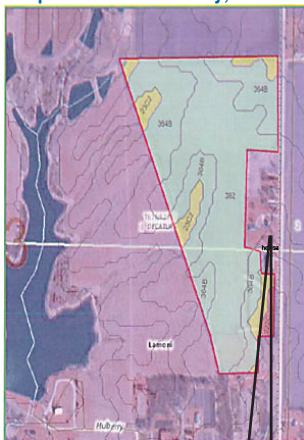
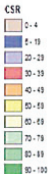
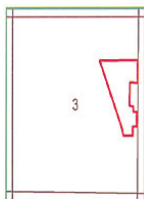
**Section 3 Fayette Twp. Decatur County, Iowa**

Date Created: 3/5/2012 3:24:57 PM

Section 3, T67N R27W, DECATUR COUNTY

Daugherty Auction & Real Estate Services, Inc.  
Ballantyne

**Average CSR: 69.3**



SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
222C	Clarinda	0.74	30.0	82.0	28.0	5-9%
222C2	Clarinda	0.06	25.0	72.0	24.0	5-9%
23C2	Arispe	4.72	50.0	124.0	42.0	5-9%
362	Haig	23.88	70.0	131.0	44.0	0-2%
364B	Grundy	18.93	75.0	133.0	45.0	2-5%
<b>Summary</b>		<b>48.33</b>	<b>69.3</b>	<b>130.3</b>	<b>43.9</b>	

**Parcel #2: Ranch home and lot with frontage to N. State St.**

### General Description:

Selling immaculate 3 BR Ranch home w/ attached garage. Large LR/DR, eat in kitchen! Main floor laundry. Walk-out basement!

**Sq Ftg:** 1472

**Taxes:** \$2604.00 per/year



**Terms:** Cash, 10% down payment day of auction w/balance due on or about April 30, 2012 at closing.

**Richard & Bonnie Ballantyne**

**Daugherty Auction & Real Estate Services, Inc.**

*Kelly Daugherty & Chad Daugherty, auctioneers  
Carol Clark ~ Closing Attorney*

*Adel, Iowa (515) 993-4159 ~ d\_auction@hotmail.com*

**See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)**

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