

**Dallas County  
Prime Development  
61 Acre m/L Land**



**Wednesday, March 27, 2019  
10:00 a.m.**

**Sale to be held at:**

**Raccoon Valley Community Building  
1016 Main St. • Adel, Iowa**

**Auction**

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

**50 YEARS**



**Location of Property from DeSoto:** 1 mile north on Highway #169, 1/4 mile east on 330th Lane, 24252 Trail Ridge Road, Adel, Iowa

**General Description:**

Offering 61 acres more or less located just 1 mile north of the DeSoto Iowa city limits on Highway #169 to 330th Ln., 1/4 mile east! Property is located in the heart of Dallas County, one of the fastest growing counties in Iowa! Offering the Ag-Urban environment with quick access to I-80, and a short commute to the Des Moines metro, all make this property a Prime opportunity for developers and investors!

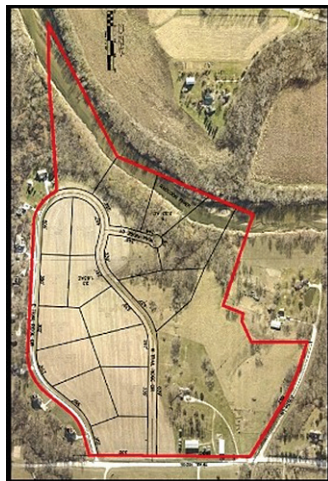
Lot 1~ 21 acres m/L located in the Trail Ridge Subdivision. Improvements include a 3 Bedroom 1680 sq. ft. Ranch home with 900 sq. ft. finished basement and Attached garage. (2) steel utility buildings, 54' x 90' & 33' x 96' AND access to the Raccoon River! This is a VERY scenic property overlooking the Raccoon River valley!

17 Platted lots - Lots 2-7 & Lots 19-29 ranging from 1.5 acres to 6.17 acres in size, all part of the Trail Ridge Subdivision including wooded lots with access to the Raccoon River!

**Real Estate Taxes:** \$3,312.00

**Method of Sale:** Property will be sold in its entirety on a "dollars per acre" basis, including home, buildings and all platted lots consisting of 61.07 total acres.

**Terms:** Cash, 10% down payment required day of auction. Balance due on or about April 29, 2019 at closing. Property is sold in AS-IS condition w/NO contingencies. Sellers Guarantee Clear and Free title to property. Property taxes pro-rated to date of closing.



**Trail Ridge Subdivision  
Restrictive Covenants,  
Final Plat etc. available  
upon request!**

**The Estate of Mike Schnoes  
Val Saltsgaver & Stephanie Longnecker, Co-Executors**

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

**Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer**

**North River Realty, Mike Bobst-Broker**

**Steve Banks, Banks Law Firm, Wauke, Iowa - Attorney for the Estate, Closing Attorney**

**416 Greene St. Adel, IA (515) 993-4159 ~ [d\\_auction@hotmail.com](mailto:d_auction@hotmail.com)**

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

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