

Real Estate

197 Acres M/L Madison County

Auction

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

Tuesday April 17, 2012 • 10:00 AM

Sale Site: Jackson Building

1146 W. Summit St., Winterset, Iowa

Location from Winterset:

10 miles west on Hwy. #92 to Bittersweet Ave. 1 3/4 mile south to farm

General Description:

Offering 197 acres m/l located in Section 18 of Webster Plat. FSA shows 105.8 acres cropland. Balance in pasture and timber.

Taxes: \$1528.00 per yr

Avg CSR Rating on tillable land: 49.3 & 52.4

Soil types on tillable land: Ladoga, Sharpsburg & Gara

Webster Plat

Section 18

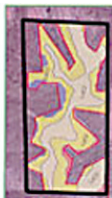
Madison County

Date Created: 3/13/2012 11:54:19 AM

Section 18, T75N R29W, MADISON COUNTY

Daugherty Auction & Real Estate Services, Inc.
Bittersweet Acres, LLC

Average CSR: 52.4



50' easement to hwy #92

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Section 18, T75N R29W, MADISON COUNTY

Average CSR: 49.3



SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
GaE2	Gara	2.49	33.0	0.0	0.0	14.18%
GaF2	Gara	0.93	13.0	0.0	0.0	18.25%
GaG1	Gara	1.81	5.0	0.0	0.0	25.40%
LaC2	Ladoga	18.91	62.0	135.0	45.0	5.9%
LaD2	Ladoga	22.61	52.0	126.0	42.0	9.14%
Summary		46.75	52.4	115.5	38.5	

SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
GaE2	Gara	2.96	33.0	0.0	0.0	14.18%
GaF2	Gara	8.51	13.0	0.0	0.0	18.25%
LaC2	Ladoga	10.05	62.0	135.0	45.0	5.9%
LaD2	Ladoga	13.46	52.0	126.0	42.0	9.14%
LcC2	Lamoni	0.87	30.0	82.0	28.0	5.9%
LcD2	Lamoni	3.92	15.0	73.0	25.0	9.14%
SbB	Sharpsburg	3.38	87.0	153.0	51.0	2.5%
SbC2	Sharpsburg	12.19	67.0	144.0	48.0	5.9%
W	Water	0.02	0.0	0.0	0.0	N/A
Summary		55.36	49.3	102.7	34.3	

Terms: Cash, 10% down payment day of auction with balance due on or about May 17, 2012. Sold subject to tenants rights for the 2012 & 2013 crop years.

Bittersweet Acres, LLC

Daugherty Auction & Real Estate Services, Inc.

*Kelly Daugherty & Chad Daugherty, auctioneers
North River Realty, Broker*

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