

Real Estate

271 Acres M/L Guthrie County

Auction

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

Tuesday, April 3, 2012 • 10:00 AM

**Sale Site: Guthrie Activity Center
209 State St. Guthrie Center, Iowa**

Parcel # 1: 191 Acres m/l located with frontage to 250th St.

Location from Guthrie Center: 1 ½ miles south on Highway #25 to 250th St., 1 mile east to farm

General Description:

Offering 191 acres m/l with approx. 51 acres tillable, balance in timber & pasture.

Taxes: \$1,946.00 per/yr

Avg CSR Rating on tillable land: 52.6

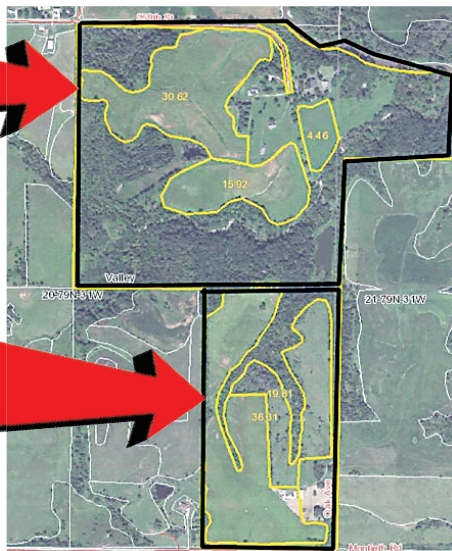
Soil types on tillable land: Sharpsburg, Lamoni & Shelby

Parcel #1



FSA Information

Cropland 107.1
Corn Base 42.6
Corn Yield 98
Bean Base 33.4
Bean Yield 27



Parcel #2



Parcel #2 : 80 Acres m/l with frontage to Montieth Road

Location from Guthrie Center:

2 ½ miles south on Hwy #25 to Montieth Rd. 3/4 mile east to farm

General Description:

Offering 80 acres m/l that adjoins Parcel # 1 to the south. Approx. 56.12 acres tillable and with balance in timber & pasture.

Taxes: \$1,070.00 per/yr

Avg CSR Rating on tillable land: 48.8

Soil types on tillable land: Shelby & Sharpsburg

Terms: Cash, 10% down payment day of auction with balance due on or about May 3, 2012. Immediate possession.

Guttau Family Trust

Daugherty Auction & Real Estate Services, Inc.

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

Adel, Iowa (515) 993-4159 ~ d_auction@hotmail.com

See Us on the Web at www.daughertyauction.com