

200 Acres

Guthrie County Land

Auction

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

Friday Morn., April 20, 2012 • 10:00 a.m.

Redfield Legion/Community Bldg • 1116 Thomas St. Redfield, Iowa

Parcel #1: 40 Acres m/l, Sec. 13 of Cass "S" Plat, Guthrie County

Location from Panora: 2 1/2 miles East on Hwy #44 to Yellow Ave. 2 1/2 miles south to 245th St. 1/2 mile east

General Description: Offering 40 acres m/l: 34.4 acres cropland, 5.4 acres grass strips. CSR 72.9, Clarion and Nicollet soils

Parcel #2: 160 Acres m/l, Sec. 26 of Jackson Township, Guthrie County

Location from Panora: 4 1/2 miles South on Wagon Rd. (P28) to 268th, 1/2 mile east, 1/4 mile north

General Description: 84.5 acres NHEL, 53.1 acres of forest reserve timberland, 4 acre bldg. Site, and approx. 17.9 acres of additional timber. Ave. CSR rating is 50.6. Soil types are Ladoga, Clinton and Lindley.

Terms: Cash, 10% down day of auction with balance due at closing on or about May 20, 2012. Immediate possession! See our web site for additional details!

Carly Morrell Family Farms, Life Estate

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

Beverly Wild, Closing Attorney

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See Us on the Web at www.daughertyauction.com