

**Winterset Development/  
Ag. Land**

**Auction**

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

**Tuesday Morn. May 1, 2012**

**Madison County Fairgrounds**

**West Summit St. Winterset, Iowa**

**Location from Winterset:** From the Junction of Hwy #169 & 92 at the north edge of Winterset, 1 1/4 mile west to Birchwood Estates

**General Description:**

28 acres m/l development land located with frontage to Hwy #92 in the city limits of Winterset, Iowa. Land is currently platted for development but is also Prime Ag land. All NHEL land w/ a CSR rating of approx. 80!

**Parcel #1:** 6.8 acres Townhouse Lots

**Parcel #2:** 4- 4 plex lots to be sold individually

**Parcel #3:** Commercial land

**Terms:** Cash, 10% down payment day of auction w/ balance due on or about June 1, 2012. Immediate Possession!

Watch our website for details!

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

*Kelly Daugherty ,Chad Daugherty ~ Auctioneers*

*North River Realty ~ Broker*

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