

Land

Madison County, Iowa

Estate

Auction

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



Monday, May 8, 2017 • 10:00 a.m.

Sale to be held at:

**Madison County Fairgrounds Community Building
1146 West Summit St. • Winterset, Iowa**

53 Acres m/l located in Union Plat, Section 5 & 6

Location:

From Winterset, Iowa: 4 miles north on Highway 169 to 170th Trail, then 1 1/2 mile east
~OR~

From I/80 DeSoto Exit #110 (minutes west of Des Moines Metro): 9 miles south on Highway 169 to 170th Trail, east 1 1/2 miles.

General Description:

Offering 53 acres more or less timber land of which 12.67 acres has been cropland. Excellent opportunity to purchase Recreational/Hunting ground as well as great location for your new home! Easy, close access to Highway 169 and minutes from the Des Moines Metro!

Method of Sale:

Parcel #1: 33 Acres more or less located in Section 5.

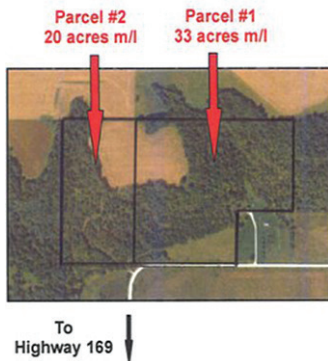
Gross Taxes: \$248.95

Top bidder will have the option to purchase Parcel #2 consisting of 20 acres m/l at the same per acre bid. If the top bidder declines the option then Parcel #2 will be offered independent of Parcel #1.

Parcel #2: 20 Acres more or less located in Section 6.

Gross Taxes: \$138.31

Note: Both parcels sold subject to Tenants Rights for 2017 crop year.



12 acres more or less located in Ohio Plat, Section 6

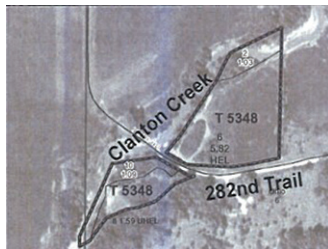
Location:

From Truro, Iowa: Take N. West St. 1 3/4 mile north to Settlers Trail, 1 3/4 mile west and north to 282nd Trail, then 1 1/4 mile west and Southwesterly to Clanton Creek. Road dead-ends at Clanton Creek Bridge.

General Description: Offering 12 acres m/l located on both sides of 282nd Trail and along Clanton Creek. 7.41 acres cropland. Sold subject to Tenants Rights.

Gross Taxes: \$133.28

Terms: Cash or Check, 10% down payment day of auction with balance due on or about June 8, 2017 at closing.



Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

North River Realty, Broker

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