

Land

155 Acres M/L Clarke County

Auction

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



Tuesday, May 14, 2013 • 10:00 a.m.

Sale Site: Clarke County Fairgrounds

Just west of Osceola on Hwy. #34

Location from Osceola: 2 ½ miles west on Highway #34 to 180th Ave., 2 miles north to Leisure Dr., ½ mile east on Leisure Dr. (4 miles NW of Osceola City Limits)

General Description:

Offering 155 acres m/l of Clarke County Iowa land. FSA reports 120.7 acres crop land. Currently 101.1 acres has been enrolled in CRP. Balance in pasture, pond.

CRP Contract: 101.1 acres enrolled @ \$150.00 per acre or \$15,165 annual contract payment. 10/01/2012 to 09/30/2022

Taxes: \$1,656.00 annual taxes

Average CSR rating on tillable land: 42.4

Predominate Soil Types: Arispe, Lamoni & Clarinda

Terms: Cash, \$35,000 down payment day of auction with balance due on or about June 14, 2013. Land sold subject to CRP contract.

Richard Aringdale

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

Larry VanWerden ~ Closing Attorney

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