

# Land & Residential Lots

28 Acres M/L Madison County

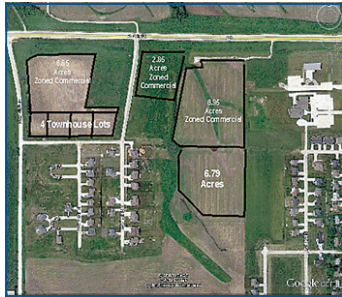
# Auction

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

**Tuesday, May 1, 2012 • 10:00 AM**

**Jackson Building**

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



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

**General Description:** Offering 28 acres m/l prime development land in the City limits of Winterset, Iowa. Land is attractive for the developer/investor or farmer as the CSR rating is 80.8!

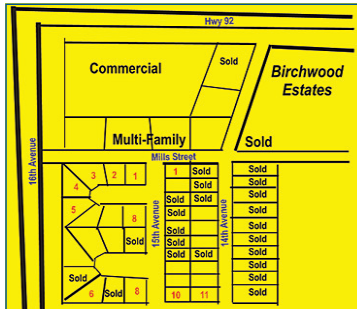
**Average CSR rating on tillable land:** 80.8

**Predominate Soil Types:** Sharpsburg

**Parcel #1:** 25.24 acres m/l to be sold as one unit

**Parcels #2,3,4 & 5:** 4 Townhouse lots to be sold individually

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



**Also selling are:  
11 Residential  
Lots to be sold  
separately.**

***Birchwood Estates, LLC***

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

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*See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)*

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