

# Land

124 Acres M/L  
Dallas County, IA

# Auction

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

**Tuesday, May 15, 2012 • 10:00 a.m.**

**Redfield Legion/Community Bldg  
1116 Thomas Street, Redfield, Iowa**

## Location from Redfield, Iowa:

Located 2 miles north on El Paso Avenue to 280th Street, 1 ½ miles west

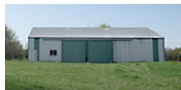
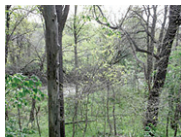
## General Description:

Offering 124 acres m/l located in Section 27 of Linn Plat. Attractive combination farm consisting of approx 60 acres tillable land with balance in pasture and timber. Stocked pond w/large mouth bass! Tiled & terraced. 54' x 72' steel morton bldg w/electric, 2 wells. Great location for your new home. West Central Valley Schools.

Taxes: Approx \$978.00 per/year

Predominate Soil Types: Lester Long slopes

Avg CSR Rating on tillable land: 66.7



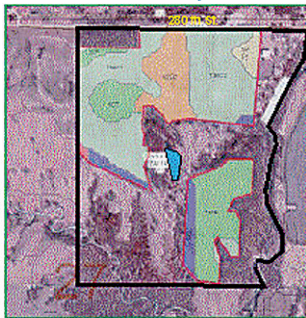
## Section 27 Linn Plat Dallas County, Iowa

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Section 27, T79N R29W, DALLAS COUNTY

Daugherty Auction & Real Estate Services, Inc.  
Little

**Average CSR: 66.7**



**Auctioneer's Note:** Excellent opportunity to purchase land in Dallas County, Iowa, the 7th fastest growing county in the nation!

**Terms:** Cash, 10% down payment day of auction with balance due on or about June 15, 2012. Land sold subject to tenant's rights for the 2012 crop year. 50/50 crop share. Buyer to reimburse seller for ½ the input costs at closing and receive 50% of the crop.

***Luke and Janice Little***

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

*Kelly Daugherty & Chad Daugherty, auctioneers*

*Sam Braland ~ Closing Attorney*

*Adel, Iowa (515) 993-4159 ~ d\_auction@hotmail.com*

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

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