

Land

40 Acres m/l
Dallas County, Iowa

Auction

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

Tuesday, May 22, 2012 • 10:00 AM

18930 210th St • Minburn, Iowa

(Corner of F31 & P58)

Location from Perry, Iowa:

1 1/2 miles west of Perry on Highway #141 to H. Ave., 1 mile south to 150th, 1/2 mile west

General Description:

Offering 40 acres m/l, 34.4 acres NHEL, 2.7 acres NHEL in CRP.

Taxes: \$996.00

Avg CSR Rating on tillable land: 83.1

Predominate

Soil Types:

Clarion & Nicollet

Spring Valley Plat

Section 18

Dallas County, Iowa

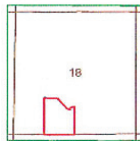
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Section 18, T81N R28W, DALLAS COUNTY

Daugherty Auction & Real Estate Services, Inc.
Thielke

Average CSR: 83.1

Acreage: 41.74



SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
107	Webster	1.57	87.0	148.0	50.0	0-2%
135	Coland	5.10	80.0	136.0	46.0	0-2%
138B	Clarion	16.77	84.0	148.0	50.0	2-5%
138C2	Clarion	5.74	66.0	139.0	47.0	5-9%
507	Canisteo	2.01	82.0	142.0	48.0	0-2%
55	Nicollet	10.55	92.0	1560.0	54.0	1-3%
Summary		41.74	83.1	148.0	50.0	

Terms: Cash, 10% down payment day of auction with balance due on or about June 22, 2012. Land sold subject to tenant's rights for the 2012 crop year. Cash rent to Buyer, call for details!

Douglas L. Thieleke Estate

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty & Chad Daugherty, auctioneers

Sam Braland ~ Closing Attorney

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See Us on the Web at www.daughertyauction.com

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