

# Real Estate

160 Acres  
Clarke County, IA

# Auction

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

**Saturday, June 16, 2012 • 10:00 AM**

**Murray Community Center**

**416 Maple St. Murray, Iowa**

**10 miles West of Osceola or 22 miles east of Creston Hwy 34)**

**Location from Murray:** 1 mile west on Hwy #34 to 120th Ave, 2 miles south. Farm is located on the SW corner of 120th & Hoover St.

**General Description:** Offering 160 acres m/l of which 153 acres are cropland. Land is currently under crop share @ 50/50.

**Taxes:** \$2720.00 per yr.

**Avg CSR Rating on tillable land:** 56.7

**Predominate Soil types on tillable land:** Grundy, Arispe & Clarinda

## FSA Info:

Cropland	152.7	Corn Base	44.9
Corn Yield	98	CC Yield	100
Bean Base	53.1	Bean Yield	27
CC Yield	33	Oat Base	8.8
Oat Yield	49	CC Yield	37

**Terms:** Cash, 10% down payment day of auction w/balance due on or about July 16, 2012. Sold subject to 50/50 crop share w/buyer's half of input costs paid at closing w/1/2 crop to buyer.

***Dugger Farms LLC***

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

*Kelly Daugherty & Chad Daugherty, auctioneers  
North River Realty, Broker*

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

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