

Real Estate

128 Acres M/L
PRIME Dallas County Land!

Auction

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

Tuesday, June 12, 2012 • 10:00 AM

Sale Site: Memorial Hall

1502 Walnut, Dallas Center, Iowa

Location from Dallas Center:

4 miles east of Dallas Center on Hwy #44 (2 miles north of Waukee on R-22)

General Description:

128 acres m/l of PRIME Iowa Farmland! 125.6 acres tillable w/ an ave. CSR of 86.6!

Taxes: \$ 3,408 per yr **Avg CSR Rating on tillable land:** 86.6

Soil types on tillable land:

Webster, Clarion & Nicollet

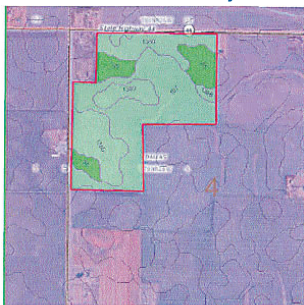
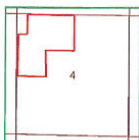
Section 4 Walnut Plat Dallas County

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Section 4, T79N R26W, DALLAS COUNTY

Daugherty Auction & Real Estate Services, Inc.
Perkins

Average CSR: 86.6



SMS	Soil Name	Acres	CSR	Corn	Soy	Slope
107	Webster	59.76	87.0	148.0	50.0	0-2%
138B	Clarion	48.87	84.0	148.0	50.0	2-5%
55	Nicollet	19.70	92.0	160.0	54.0	1-3%

Summary	128.33	86.6	149.8	50.6
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Auctioneers Note: This is a high producing farm located in the heart of Dallas County, Iowa. The 7th fastest growing County in the entire nation. The highest CSR rating in Dallas County is 95, this is almost as good as it gets.

Terms: Cash, 10% down payment day of auction w/balance due on or about July 12, 2012. Sold subject to tenants rights.

Locally known as the "Morgan Farm"
Marilyn & Glenn Perkins

Daugherty Auction & Real Estate Services, Inc.

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

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See Us on the Web at www.daughertyauction.com