

# Land

## 80 Acres Dallas County Land



# Auction

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

**Tuesday, June 4, 2013 • 10:00 a.m.**

**Sale Site:** American Legion Hall • 2830 130th St. Woodward, Iowa  
South side of Woodward just west of 210th St.

**Location from Woodward:** 1 mile south to Highway 141, 1 ½ mile east and south on Highway 141 to 150th St. 1 ½ mile east on 150th to farm.

### General Description:

Offering 80 acres m/l PRIME Iowa farm land! 85.8 Ace CSR rating!  
Clarion & Webster and Nicollet soils! NHEL!!

**Taxes:** \$ 2,256.00    **Average CSR rating on tillable land:** 85.8

**Predominate Soil Types:** Clarion & Webster & Nicollet

**Terms:** Cash, 10% down payment day of auction w/balance due on or about July 6, 2013. Sold subject to tenants rights until March 1, 2014.  
Cash rents to buyer.

### FSA Info:

Cropland	78.1
Corn Base	53.9
Corn Yield	113.0
Bean Base	24.2
Bean Yield	32.0

**Section 21**  
**Des Moines Plat**  
**Dallas County Iowa**

## **Virginia Phipps, etal**

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

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty, Broker*

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