

Land

190 Acres Wayne County

Estate

Auction

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



Monday, June 26, 2017 • 10:00 a.m.

Sale to be held at:

**Walden Park Community Center
501 S. East St. • Corydon, Iowa**

80 Acres more or less located in Clay Township

Location from Corydon, Iowa: Approx. 5 1/2 miles west on Highway #2 to 70th St.
(Northwest corner of Highway #2 & 70th St.)

General Description:

Offering 80 acres more or less of which FSA reports 65.85 acres cropland.
Balance in waterways and pond. Frontage to Highway #2 pavement.
Sold subject to Tenant's rights for 2017 crop year.

Predominate Soil types:

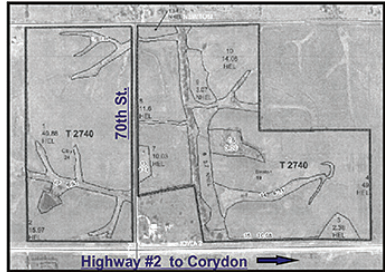
Shelby clay, Clarinda & Lamoni silty clay loam

CSR Ratings per Wayne Co. Assessor

NENE 44 CSR

SENE 42 CSR

Gross Taxes: \$ 798.00 Annual



110 Acres more or less located in Benton Township

Location from Corydon, Iowa: Approx. 5 1/2 miles west on Highway #2 & 70th St.
(East Side of 70th St.)

General Description:

Offering 110 acres more or less of which FSA reports 97.18 acres cropland.
Balance in waterways. Frontage to Highway #2 pavement. Sold subject to
Tenants rights for 2017 crop year.

Predominate Soil types:

Shelby clay & Seymour silty clay loam

CSR Ratings per Wayne Co. Assessor

SWNW EXC SW PT 45 CSR

SENW 45 CSR

NWNW 48 CSR

Gross Taxes: \$ 1,352.00

Terms: Cash, 10% down payment day of sale with balance due at closing on or about July 26, 2017.

Real Estate Taxes pro-rated to date of closing. Cash Rents payable to buyer. Call for details.

****ALL ANNOUNCEMENTS THE DAY OF SALE TAKE PRIORITY OVER ANY WRITTEN ADVERTISING MATERIAL!**

Woodrow W. Myers Estate

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

North River Realty, Broker

416 Greene St. Adel, IA (515) 993-4159 ~ d_auction@botmail.com

See Us on the Web at www.daughertyauction.com

Michael F. Maboney, Jordon & Maboney, Attorney for Estate

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Daugherty Auction and Real Estate Services, LLC.