

# Marion County Acreage

# Auction

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

**Thursday Eve. July 17, 2014 • 6:00 p.m.**

**Sale to be held on site:**

**999 McGregor Dr., Knoxville, Iowa**

**Broker Participation Invited!  
Please see our website!**

**Location from Knoxville:** 2 miles west off Hwy #92 (Easy commute to Des Moines or Indianola)



Front view showing paved circle drive, Trees! Landscaping!



Rear view w/gazebo, upper & lower deck!



Spacious Kitchen w/built-in appliances & Hickory Cabinets!

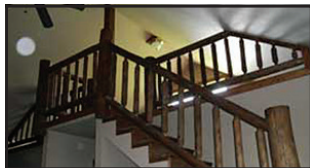
**General Description:** Offering this spacious 6 Bedroom home w/ 3 full baths. Over 5200 sq. Ft. Living area! Gourmet kitchen w/built in appliances, Hickory Cabinets & hard wood floors! Master bedroom with sitting room, walkout to 2nd story deck overlooking 13 acres of pasture & timber! Newer electrical and plumbing. Pella windows! Paved drive, Rural water & deep well.

**Brief Legal Description:** Tondaville Lot A & Lot 4 Exc Parcel B

**Lot Size:** 12.62 Acres

**Net Taxes:** \$3,768.00

**Terms:** Cash, 10% down payment day of auction w/balance due at closing on or about August 17, 2014. Possession at closing.



Cedar Staircase



Pasture & timber borders hundreds of acres of Federal Land with miles of riding trails!

## Daugherty Auction & Real Estate Services, Inc.

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

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