

Dallas County Land 160 Acres m/l

Auction

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

Tuesday, July 29, 2014 • 10:00 a.m.

Sale on Site: 23440 315th Ct • Adel, Iowa

Location from Adel: 2 miles south on Highway #169 to 315th Ct., West to end of road

Location from DeSoto: 2 ½ miles north on Highway #169 to 315th Ct., West to end of road

General Description:

Offering 160 acres m/l Dallas County Land of which 58.51 acres are crop land. Balance is in pasture and timber. Included in this sale is a 2 Story Turn of the Century home. Home is a 2 bedroom w/1968 sq. Ft of living space. Walk up attic. Fireplace, Central Air! ~ Improvements include newer foundation! Attached garage. Outbuildings include a 40' x 96' machine or utility building. 2 ½ Acre Pond!!

Ave. CSR Rating on tillable land: 66.4

Ave. CSR Rating on all land: 50

Predominate soil types on tillable land: Clarion Long Slopes & Clarion

Taxes: \$4,356.00

Terms: Cash, 10% down payment day of auction w/balance due at closing on or about August 29, 2014.



LOCATION! LOCATION! LOCATION!

Dallas County has been the fastest growing county in the state if Iowa and the 28th fastest growing county in the United States! It was one of two fastest growing counties in the Midwest! This property is located just off Highway #169 between Adel, the County seat of Dallas, and I-80 at the Desoto Exit! Easy commute being located just minutes from the Des Moines Metro! **HARD TO FIND** timber/pasture land in this central location! Don't miss this opportunity to be a land owner in Dallas County!

The Estate of Lowell Wagoner

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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