

# Auction

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



# 80 Acres M/L Lucas County

**Monday, August 22, 2016**

**10:00 am**

**Chariton Community Center  
502 N Main St. • Chariton, IA**

**For questions or viewings  
please call Nick Scar:  
515-229-2379**



## Location Of Property:

From Lucas: Take US Hwy 65 south for a about 6 miles, turn east onto 430th St. for 1/2 mile then north on 150th for 1/2 mile.

**General Description:** This is a perfect opportunity to purchase a wonderful retreat. 80 acres m/l in all with 10 acres m/l of tillable land. The remaining 70 acres m/l is peaceful timber/recreational property with a river running through it. Electric is also located on this land. Don't miss this chance of a lifetime for some great land located just 1 hour south of Des Moines & 1 mile north of Derby!!!

**Legal Description:** 13-71-23 SW NW & 13-71-23 NW NW

**Gross Taxes:** \$500/yr (Estimated)

**Terms:** Cash, 10% down payment day of auction w/balance due at closing on or about September 22, 2016. Possession at closing.

## **David Chambers, Seller**

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

*Chad Daugherty, Kelly Daugherty ~ Auctioneers*

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*See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)*

*Iowa Realty, Nick Scar ~ Agent, West Des Moines, IA*

*Jamie Bergkamp, Closing Attorney ~ Adel, IA*



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