

Adair County Land

~ 62 Acres M/L

Auction

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

Tuesday, September 23, 2014 • 10:00 am

**Sale Site: Wallace Room
608 S. Division St • Stuart, Iowa**

Location from Stuart: 8 miles south on Stuart Road to 190th St., 1 mile west to Trenton Ave., South 3/4 mile to farm, (east side of road)

General Description: Offering 62 acres more or less tillable, timber & pasture land w/pond! 15.6 acres are currently in CRP at \$179.19 per acre or \$2,805.00 per year. Contract period is 05-01-2010 to 09-30-2020. Apprx. 18 acres tillable w/balance in timber & pasture.

Estimated taxes: \$952.00 pending survey

Terms: Cash, 10% down payment day of auction w/balance due on or about October 23, 2014 at closing. Possession of crop land March 1st, 2015.

William Beaman Estate

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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

See Us on the Web at www.daughertyauction.com

North River Realty, Mike Bobst ~ Broker ~ 1758 Creamery Rd., Dexter, Ia. 50070

Steve Jensen, Closing Attorney, Greenfield, Iowa 661-743-2175

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