

Dallas County Land

58 acres

Auction

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

Monday, September 15, 2014 • 10:00 am

Sale Site: Memorial Hall

1502 Walnut St • Dallas Center, Iowa

Location: From the Junction of Highway #44 & #169, 1 mile north on Highway 169, east side of Highway

General Description: Offering 58 acres m/l "PRIME" Dallas County farm land! Predominately 100% tillable w/ frontage to Highway 169! CSR Rating is 84.3!!

Brief Legal Description: The East 57 2/3 acres of the south One half of the Southwest Quarter (S1/2 SW1/4) of Section 29, Township 80 Nor Th, Range 27 West of the 5th P.M. Dallas County, Iowa

Estimated taxes: \$1,564.00 **Ave CSR Rating!** 84.3 **Predominate Soil Types:** Clarion & Nicollet!

Terms: Cash, 10% down payment day of auction w/ balance due on or about October 15, 2014 at closing. Farm sold subject to Written Farm Lease commencing March 1, 2014 and ending on March 1, 2016. The annual cash rent payable under the lease is \$16,900.00.

Raymond DiPaglia 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

Jamie Bergkamp, Closing Attorney, 218 S 9th St. Adel, Ia. 50003

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