

Dallas County Land

115 acres

Auction

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

Tuesday, September 16, 2014 • 10:00 am

**Sale Site: Granger Community Center
2200 Walnut St • Granger, Iowa**

Location from Granger: 1 mile west on F31 pavement, north side of highway

General Description: Offering 115 acres m/l net taxable acres of which 107 acres are tillable!!
Average CSR rating is 76!

Brief Legal Description: SE 1/4, south of Beaver Creek in Section 3, T-80-N, R-26-W.

Estimated Taxes: \$3,653.00 **Ave CSR Rating!** 76

FSA Data: DCP Acres: 116.98
Corn Base: 25.1
Corn CC Yield: 113
No Bean Base

Predominate Soil Types: Coland Clay Loam w/some Biscay Loam & Hanlon-Spillville complex

Terms: Cash, 10% down payment day of auction w/balance due on or about October 16, 2014 at closing.
Possession March 1st, 2015.

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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