

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

Tuesday, September 11, 2012

Real Estate to sell @ 10:00am

Machinery to sell @ 10:30am

1946 Trenton Ave., Stuart, IA

From Stuart: 8 miles South on Stuart Rd to 190th

1 mile West to Trenton Ave, then South 1/2 mile

Section 19

Harrison Plat

Adair County



Location from Stuart: 8 miles south on Stuart Road, to 190th, 1 mile west to Trenton Ave., South 1/2 mile to farm, (west side of road)

General Description: Offering 80 acres m/l of which 29.6 acres are in CRP. (See contract terms below) Approx. 33.7 acres are currently in row crop w/balance in timber & 2 stocked ponds! Rural water at road.

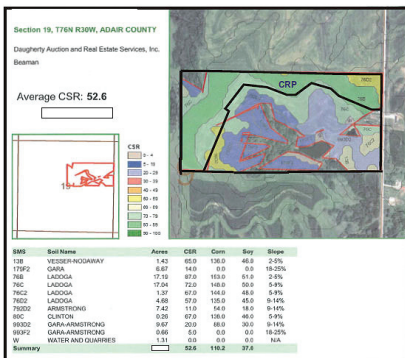
CRP Contract: 29.6 acres @ \$179.79 per acre or \$5,321.79 annually. From 5-01-2010 to 9-30-2020

Predominate Soil types: Ladoga

Ave CSR Rating: 52.6

Taxes: \$1,364.00

Terms: Cash, 10% down payment day of auction w/balance due on or about October 15, 2012. Possession of cropland when crop is out. Sold subject to CRP contract.



JD 4440 w/ wide front diesel S# 008258R, 8806 hrs w/ 695 loader (foam filled front tires)
 Allis-Chalmers round baler (Roto baler)
 #11 Shaver post driver, creep feeder, 3pt blade
 New Holland 271 square baler, 4 hay rings
 Farmall 806 wide front diesel S# 36104 SY
 Grain-O-Vator auger wagon, M&W hay rake
 New Holland hay rake, JD 1518 Flexwing mower
 JD 275 rotary disc mower, Sho-Me horse trailer
 Fox built hay trailer (holds 6), Palco catch chute
 Hay accumulator & shredder, 3pt sickle bar mower
 (2) flare box wagons, 3pt forks, grain drill for parts
 Iron I beams, 500+ steel fence posts, fence braces
 Large stack of gates, large pile of scrap iron
 Some miscellaneous home furnishings!!



**3 bdrm, 2 bath modular home
TO BE REMOVED appliances stay**



JD 4440 WF w/695 loader, 8806 hrs



New Holland hay rake



Farmall 806 wide front diesel S# 36104 SY



Gain-O-Vator auger wagon



Allis-Chalmers round baler



M&W hay rake



Flare auger wagon



JD 1518 Flex-wing mower



Sho-Me horse trailer



JD 275 disc mower



New Holland 271 sq baler



Palco catch chute

**Bales of Hay:
11 Large round
200 small square**

William & Dianna Beaman, Seller

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

North River Realty, Broker

Adel, Iowa (515) 993-4159 ~ d_auction@hotmail.com

See Us on the Web at www.daughertyauction.com

