

# Dallas County Land

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

**3 Parcels!!**



**Friday, October 19, 2018 • 10:00 a.m.**

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Sale to be held at:

**Raccoon Valley Community Center  
1016 Main St. • Adel, Iowa**

**Location of land from Redfield:** 1 3/4 mile east on Highway #6 to H. Ave., SE Corner

**Location of land from Adel:** Approx. 5 miles west on Old Highway 6

## General Description:

Offering 79 acres more or less located at the corner of Highway #6 and H. Ave.! Combination tillable land with balance in grass and timber! Excellent building sites for your new home!

Land will be sold in (2) 40+- acre parcels as follows:

### Parcel #1: 39.25 Gross Acres more or less

Parcel #1 consists of 39.25 acres more or less located at the corner of Highway #6 and H. Ave. No improvements, combination tillable, grass/pasture with running creek. Excellent building site conveniently located just west of Adel with easy access to Des Moines metro via Highway #6 (Hickman Rd.)

**Ave. CSR2 Rating:** 68.1

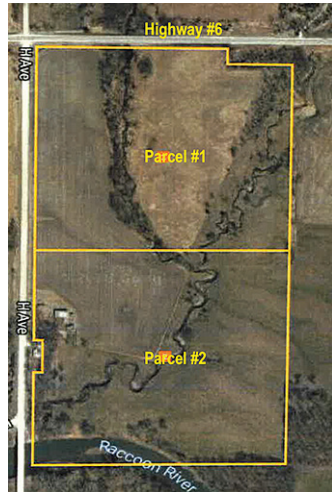
**Taxes:** \$646.00

### Parcel #2: 39.75 Gross Acres more or less

Parcel #2 consists of 39.75 acres more or less adjoining Parcel #1 to the south with frontage to H. Ave. Combination tillable, grass/ pasture with rare access to the Raccoon River! Building sites!

**Ave. CSR2 Rating:** 68.1

**Taxes:** \$646.00



### Method of Sale for Parcels 1 & 2

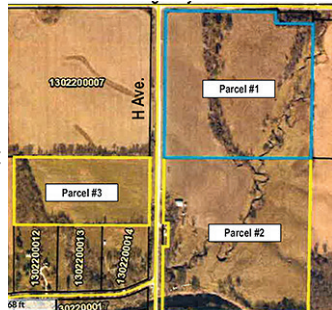
Parcel #1 (39.75 acres) will be offered on a per acre basis. The winning bidder will have the option of purchasing only Parcel #1 or the entire 79 acres at the arrived per acre price. If the top bidder declines Parcel #2 at that per acre price, Parcel #2 (39.25 acres) will then be offered as a separate sale.

### Parcel #3: 15.89 acres more or less

15.89 acres more or less known as Beveridge Rural Subdivision Lot 1, zoned Residential. WCV school district! The perfect location for your country home located just off Highway 6!

**Taxes:** \$478.00

**Terms:** Cash, 10% down payment day of sale with balance due on or about November 19, 2018 at closing. Subject to Tenant's Rights until March 1, 2019 and Court Approval.



## Jeanette Madren Conservatorship

## Daugherty Auction & Real Estate Services, LLC.

**Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer**

**North River Realty, Broker, Mike Bobst 515.468.7674**

**Sam Braland, Closing Attorney**

**416 Greene St. Adel, IA (515) 993-4159 ~ [d\\_auction@botmail.com](mailto:d_auction@botmail.com)**

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

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