

Real Estate

2 Parcels/Madison County, Iowa

Auction

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

Thursday Morn, October 3, 2013 • 10:00 a.m.

Sale Site: Jackson Building

1146 W. Summit St • Winterset, Iowa

Parcel #1 Home & outbuildings located on 18.4 acres m/l

Formerly:
"Red Rooster
Country Market ~
Pumpkin Patch"

Location from Winterset, Iowa: 1/4 mile north of Hwy 92 on N 8th Ave. (Just north of the new Fareway Grocery Store, west side)

General Description: Offering "Turn of the Century" 2 story, 4 square, 4 bedroom home located on 18.4 acres more or less. Approx. 1,792 sq. ft. of living space ~ Full bath w/whirlpool tub on main floor! Newer carpet throughout! Updates include complete kitchen remodel w/ oak cabinetry, laminate floors and appliances. Newer high energy efficient gas furnace and C-A! All new vinyl clad thermopane windows! New gutters & down spouts! Well insulated! City power & lights ~ Rural water in addition to well! Very well maintained home w/attached garage! New roof was put on both last fall! Maintained above ground pool w/surround deck!

Outbuildings include: 40' x 44' updated barn w/ cement floor! 24' x 39' Astro steel building! Stocked Pond! Land includes 18.4 acres of which 10.62 acres are cropland, 1.8 acres are currently enrolled in CRP.

CRP Contract: 1.8 acres enrolled 10/01/11 to 09/30/2021 at with \$280 annual contract payment.

Ave CSR on Tillable Land: 64.8

Taxes: Approx \$2,206.00 Annually

Parcel #2 70.4 acres m/l tillable, CRP & timber land!

Visit our web site for additional information & pictures!

General Description: Offering 70 .4 acres m/l of which approx. 51.9 acres are cropland. 26.7 acres are currently enrolled in CRP.

CRP Contracts:

19.9 acres enrolled from 10/01/11 to 09/30/21 with \$3316 annual payment

6.8 acres enrolled from 10/01/06 to 09/30/16 with \$ 697 annual payment

Ave CSR on Tillable Land: 60

Predominate Soil Types on Tillable Land: Ladoga & Sharpsburg

Taxes: Approx \$1,038.00 Annually

Terms: Cash, 10% down payment day of auction w/balance due when merchantable title is delivered. Closing for land will be on or about January 4, 2014.

**LOCATION! LOCATION! Located just at the north edge of Winterset and blocks from Hwy #92!
Area of new development residential and commercial!**

Orville (Lloyd) & Shawn Chapins, Sellers

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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

North River Realty, Mike Bobst~Broker

1758 Creamery Rd., Dexter, Ia. 50070

Jerry Oliver~Closing Attorney

217 W Washington St. Winterset, Iowa

See Us on the Web at www.daughertyauction.com

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