

# Prime Dallas County Land

89 Acres m/l with Improvements!

# Auction

"We sell it the day you need it sold!"

Tuesday Morn., October 27, 2020  
10 a.m.

Sale to be held on site:

20292 240th St. (Highway 44), Adel, Iowa

5 miles north of Adel on Hwy. 169 to Hwy. 44, west 2 3/4 mile, south side of pavement



## General Description:

Offering 89 acres more or less Prime Iowa Farmland with avg. Corn Suitability Rating-2 of 88.4! The Dallas County avg. is 75.6, making this an above average highly productive farm! Improvements include an older 2 story, 4 bedroom 1536 sq. ft. home with detached 2 bay garage. 28' x 36' utility building, barn and additional outbuildings on 4.57 acre site. Zenia Water.

Average CSR2 Rating: 88.4

Predominate Soil Types:

Clarion loam, Bemis moraine, 2 to 6% slopes

Webster clay loam, Bemis moraine, 0 to 2% slopes

Nicollet loam, 1 to 3% slopes

Gross Real Estate Taxes: \$3,304.80

Net Taxable Acres: 87.75

FSA Data:

Farm Number: 652

FSA/Eff. Crop Acres: 85.22

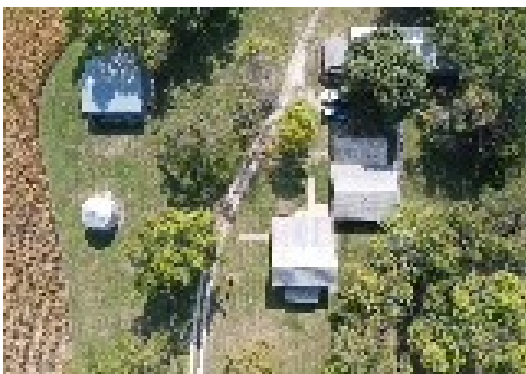
Corn Base: 42.6

Corn PLC Yield: 144

Bean Base: 41.55

Bean PLC Yield: 51

## Land Available for 2021 Crop Year.



## Terms of Sale:

Cash, 10% down payment day of auction with balance due on or about November 27th, 2020 at closing. Property sold AS-IS with NO financing contingencies. Possession of Home and building site at closing. Possession of land March 1, 2021 when current tenant's rights terminates.

**Locally known as the "Jack West" Farm**

**Daugherty Auction and Real Estate Services, LLC.**

Chad Daugherty ~ Owner/Auctioneer ~ Kelly Daugherty ~ Auctioneer

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