

Prime Development

Land

Tuesday, October 28, 2014 • 10:00 a.m.

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

Auction

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

Location of Land: Tract #1: 28.40 acres/6 Platted Lots!

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General Description:

Offering 28.40 acres m/l in Jefferson Township Zoned Rural Residential, Woodward/Granger Schools and platted as follows:

Lots 1, 2, 3, 4, 5 & 6 Beaver Vista Estates Plat 3:

Lot 6 ~ 12440 NW 106th Ave. Containing 11.302 acres

Lot 5 ~ 12369 NW 102nd Ave. Containing 6.554 acres

Lot 4 ~ 12361 NW 102nd Ave. Containing 4.174 acres

Lot 3 ~ 12343 NW 102nd Ave. Containing 1.553 acres

Lot 2 ~ 12311 NW 102nd Ave. Containing 3.272 acres

Lot 1 ~ 12305 NW 102nd Ave. Containing 1.553 acres

Annual Taxes: \$470.00

Method of Sale: Above to be offered together, dollars per acre times 28.4 acres

Tract #2: 37.265 acres m/l unplatted development land!

General Description:

Offering 37.265 acres m/l land in Jefferson Township Zoned Agricultural. Ave CSR rating is 85! Woodward/Granger Schools!

Annual Taxes: \$1,052.00

Method of Sale: Above to be offered together, dollars per acre times 37.265 acres

Terms: Cash or Check, 10% down payment day of auction w/balance due at closing on or about November 28, 2014. Land to be sold w/no contingencies Possession March 1, 2015.

Curtis Family Trust

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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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, Iowa 50003

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Brokers! Realtors!

Register Your Buyer

w/Daugherty Auction

Prior to Sale!

Your Participation Invited!