

Dallas County Land

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

20 Acres m/l PRIME Farmland



Tuesday, October 31, 2017
10:00 a.m.

Washington Township School
7 1/2 miles south of Perry, Iowa on P-58 (J. Ave.)



Location of land:

1 mile west of Perry, Iowa on Highway 141 to H. Ave.,
2 miles south to 160th, 1 mile west on 160th



General Description:

Offering 20 acres more or less, PRIME productive land located in Section 19 of Spring Valley Plat, Dallas County. 100% tillable with CSR 87.94! 19.44 surveyed acres.

Ave. Corn Suitability Rating: 87.94

Soil Types:

Canisteo clay loam, Nicollet loam and Clarion loam Bemis moraine

Real Estate Taxes: \$628.00

Terms: Cash, 10% down payment day of auction w/balance due on or about November 22, 2017.
Sold subject to Tenant's Rights.



Excellent opportunity to purchase 20 acres of highly productive land located just minutes from Perry, Iowa in Dallas County! Situated just 30 miles west of Urbandale via Highway 141, Perry is a part of the Des Moines-West Des Moines Statistical Area. Dallas County is the 5th fastest growing county in the Nation!

James A. Scanlan, Seller

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer

North River Realty, Broker

Jamie Bergkamp ~ Closing Attorney

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See Us on the Web at www.daughertyauction.com

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