

# 54 Acres M/L Auction

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



## Monday, November 14, 2016

### 5:30 pm

1952 QL Lane • Madrid, IA



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**For questions or viewings  
please call Mike Bobst:  
Work: 515-833-2303  
Cell: 515-468-7674**

### General Description:

Offering this perfect opportunity to purchase 54 acres m/l in rural Boone County located northwest of Madrid. This property has been used as a campground for the Iowa State Assembly of The Church of God. This property includes a dining hall, dormitory, resident house, garage, Mansard roof building, rental cabin, steel frame tabernacle, bath/shower house, 6 A-frame cabins, 1 A-frame house, concession stand, 2 small houses & a softball field. Also located on site is a beautiful pond which is approximately 5 acres. There is also approximately 10-15 acres of tillable ground. This property has been uninhabited for 5 years. All buildings will need work or can be cleared to bring back to the lands original state. This is your chance to purchase a beautiful piece of property in a great location!!



**Net Taxes:** To be Determined

**Average CSR:** 61.5

**Terms:** Cash, 10% down payment day of auction w/balance due at closing on or about December 14, 2016. Possession at closing.

### Daugherty Auction & Real Estate Services, LLC.

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