

Madison County Land

Auction

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

Friday Morn. November 21, 2014
10:00 a.m.

Corn Suitability Rating!
82.5!!

Sale Site:
WRC Hall

110 W. South St • Macksburg, Iowa

Location from Winterset: 4 miles south on Clark Tower Rd. To 265th St. (G53) pavement, 4 miles east

General Description: Offering 134 acres m/l located in Section 26 of Scott Plat.
FSA reports 126.41 acres cropland.

Taxes: \$3,585.67

Ave. CSR Rating on Tillable Land: 82.5

Predominate Soil Types: Macksburg, Sharpsburg & Clearfield

Terms: Cash, 10% down payment day of auction w/balance due on or about December 21, 2014 at closing.
Possession March 1st, 2015.

Fred Carpenter, seller

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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