

Land

48 acres m/l Madison County

Auction

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

Thursday Morning, October 25, 2012 • 10:00 AM

Jackson Building, Madison County Fairgrounds

West Summit St., Winterset Iowa

Location from Winterset:

8 miles east on Highway #92 (or) 12 miles south of Des Moines on I-35 to Bevington Exit #56, 5 miles west on #92

General Description:

Offering 48 acres m/l predominately all non highly erodible tillable land with frontage to Highway. Land has been platted for residential housing but current use is agricultural. Call for details with regards to TIFF agreement with City of Patterson.

Ave. CSR rating: 69.9

Predominate Soil types: Wabash & Zook

Taxes: \$612.00

FSA Information:

Corn Base 33.2

Corn Yield 96

Bean Base 13.3

Bean Yield 25

Note: This is an excellent opportunity to purchase productive ag land with development potential! Land is platted for development and is annexed into the City of Patterson. Located just minutes from I-35 and close to the Des Moines metro!

Terms: Cash, 10% down payment day of auction with balance due on or about November 25, 2012. Possession subject to tenants rights until March 1, 2013.

Barad Development Inc.

Daugherty Auction & Real Estate Services, Inc.

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North River Realty, Broker

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