

Boone County Land

Auction

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



Friday Morn., November 16, 2018

10:00 a.m.

**American Legion Hall
2830 130th St • Woodward Iowa**



Property is located 5 miles NW of Woodward:

Take N 3rd St. west out of town to S. Ave., north on S Ave. (turns into M. Ave.) to 335th St. then west to K. Ave. north to 330th, 3/4 mile west

General Description:

Offering 152 acres more or less Boone County land to be sold in 2 parcels!
Section 27, Peoples Plat, Boone County Iowa

Parcel #2: 80 acres more or less

Offering 80 acres more or less with improvements!
The Average CSR2 rating is 85.1! The Boone County Average is 75.2, making this an "above average" parcel of Non Highly Erodible Land!
Improvements include a 66' x 36' barn and a 20' x 44' pole barn.

Predominate Soil types:

Clarion loam, Nicollet loam
Canisteo clay loam & Webster clay loam

CSR2 Rating: 85.1

Estimated Net Taxes: \$ 2,568.00

Parcel #1: 72 acres more or less

Offering 72 acres more or less predominately 100% tillable land!
Average CSR2 rating is 87.8! The Boone County Average CSR rating is 75.2, making this an "above average" PRIME parcel of Non Highly Erodible Land.

Predominate Soil types:

Clarion loam, Clarion Clay loam
Webster clay loam & Nicollet loam

CSR2 Rating: 87.8

Estimated Net Taxes: \$ 2,627.00



Terms of Sale: Cash, 10% down payment day of auction.

Remaining balance due January 3, 2018. No Contingencies.

Possession when crops are out. Land is available for fall tillage!

Roy & Marlene Wicks

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer

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