

# Land

118.5 acres m/l Madison County

# Auction

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

**Saturday, November 10, 2012 • 10:00 a.m.**

**"WRC Hall" • Macksburg, Iowa**

## Location from Winterset:

7 miles south on Highway #169 to 290th, southeast corner of Hwy #169 & 290th

## Parcel #1:

40 acres m/l with 19 acres cropland. 63.7 ave CSR rating on tillable land!  
Balance in pasture and timber! Beautiful building sites for your new home!  
New fences! Mature hardwoods!

**Predominate Soil types on tillable land:** Ladoga      **Taxes:** \$ 600.00

## FSA Information:

Corn Base 5.4  
Corn Yield 100  
Bean Base 2.3  
Bean Yield 25

**63.7 CSR Rating!**  
**On tillable land**

## Parcel #2:

78.5 acres pasture and timber! New fences! North Fork Clanton Creek!  
Mature hardwoods! Building sites! Conveniently located along Hwy #169!

**Taxes:** \$ 732.00

**Terms:** Cash, 10% down payment day of auction with balance due on or about December 10, 2012. Possession at closing

## Daugherty Auction & Real Estate Services, Inc.

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty, Broker*

*Adel, Iowa (515) 993-4159 ~ d\_auction@hotmail.com*

**See Us on the Web at [www.daughertyauction.com](http://www.daughertyauction.com)**

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Daugherty Auction and Real Estate Services, Inc.