

Dallas County Land

Auction

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

Saturday Morn, November 22, 2014

10:00 a.m.

Sale on Site:

**1 1/4 mile west of Perry on Highway 141 to H. Ave.,
1 mile south to Farm**

Parcel #1: 37 acres PRIME farmland m/I with improvements!

General Description:

Offering 37 acres m/I with improvements. FSA shows 35.63 acres Non Highly erodible cropland! CSR rating is 86! Improvements include 98'x54' steel heated Morton Building. Concrete floor, Industrial lighting! Zenia rural water. 1000 gal. LP gas tank. 4-10,000 bu. - steel grain bins w/aeration floors, cross/over augers!!

Taxes: \$1,172.00 **CSR Rating:** 86 **Predominate Soil Types:** Canisteo, Nicollet & Clarion

Parcel #2: 40 acres m/I PRIME farmland!

General Description:

Offering 40 acres m/I NON Highly erodible PRIME farmland. FSA reports 38.18 cropland! CSR rating is 85! This parcel adjoins parcel #1.

Taxes: \$1,052.00 **CSR Rating:** 85.4

Predominate Soil Types: Canisteo, Clarion & Webster

Parcel #3: 40 acres M/I PRIME farmland!

General Description:

Offering 40 acres m/I NON Highly erodible PRIME farm land. FSA reports 37.39 acres cropland. CSR rating is 80!

Taxes: \$954.00 **CSR Rating:** 80.6

Predominate Soil Types: Clarion, Canisteo & Nicollet



**Farm Machinery &
Shop Tools to Sell
at 11:00 a.m.!**

Corn Suitability Ratings!



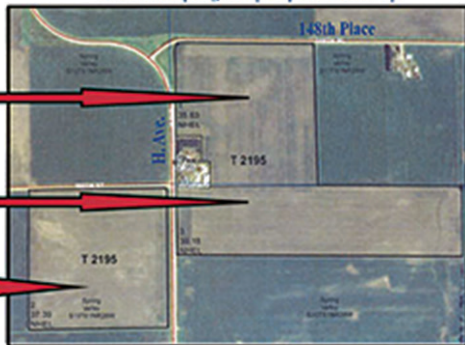
86 / 85 / 80!!

Parcel #1

Parcel #2

Parcel #3

Section 20 Spring Valley Twp, Dallas County



Terms: Cash, 10% down payment day of auction w/balance due on or about December 22, 2014 at closing. Possession March 1, 2015.

Merle Kading Estate

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

416 Greene St. Adel, IA (515) 993-4159 ~ d_auction@hotmail.com

See Us on the Web at www.daughertyauction.com

North River Realty, Mike Bobst~Broker, 1758 Creamery Rd., Dexter, Ia. 50070

Pat & Dan Spellman, Closing Attorneys, 1024 2nd St. Perry Iowa 50220

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