

# Land

76 acres m/l Adair County

# Auction

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

**Tuesday, November 13, 2012 • 10:00 a.m.**

**Wallace Room**

**608 S Division St., Stuart, Iowa**

## Location from Stuart:

7 miles south on P-28 (Stuart Rd.) To 180th St., 1 ½ miles west, north side of road

## General Description:

Offering 76 acres m/l of which 49.8 acres are cropland. 2 Acres currently in CRP. Balance in timber, 10.5 acres are currently in Forest Reserve.

**Ave. CSR rating on tillable land:** 72.1

**CRP Contract:** 2.01 acres with annual contract payment of \$310 or \$154.89 per acre. Contract period to 9/30/2015.

**Predominate Soil types:** Ladoga, Ladoga Benches & Vesser

**Taxes:** \$ 1,670.00

## FSA Information:

Corn Base 25.7	Corn Yield 97
CC Yield 132	Bean Base 22.1
Bean Yield 30	CC Yield 36

**Terms:** Cash, 10% down payment day of auction with balance due on or about December 15, 2012. Possession at closing.

***James W. Eiler, Seller***

**Daugherty Auction & Real Estate Services, Inc.**

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty, Broker*

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