

Recreational Land

Mt. Ayr/Ringgold County

Auction

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

Tuesday, November 25, 2014 • 10:00 a.m.

Sale Location:

**American Legion Hall
1302 S. Cleveland St • Mt. Ayr, Iowa**

Location from Mt. Ayr:

6 miles east on Hwy 2 to P64 pavement, south 3 3/4 miles to 270th, 1 mile west on 270th (rd. Turns north & becomes 280th), 1/2 mile north (16 miles west of I-35 on Hwy 2)

Parcel #1: 75 acres m/l timber and pasture land!

Offering 75 acres more or less of which FSA reports 35.7 acres cropland currently in CRP. Balance in timber!

CRP Contract: 35.7 acres @ \$69.11 = \$2,467.22 annually
Contract Period: 10/01/07 to 09/30/2017

Taxes: \$ 273.27

Parcel #2: 126 acres m/l timber and pasture land!

Offering 126 acres more or less of which FSA reports 62.9 acres cropland currently in CRP. Balance in timber!

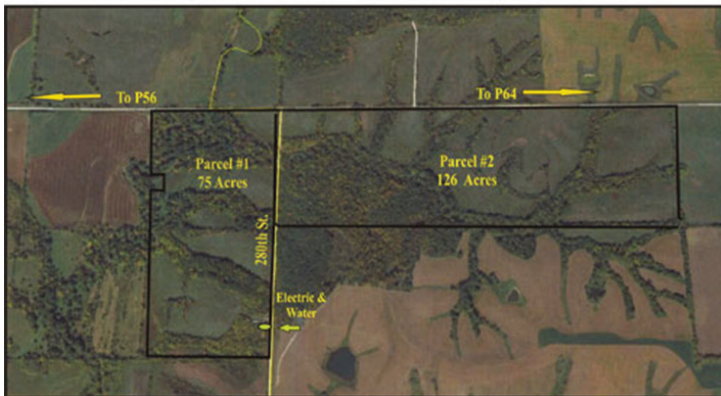
CRP Contract: 62.9 acres @ \$69.11 = \$ 4,347.00 annually
Contract Period: 10/01/07 to 09/30/2017

Taxes: \$ 454.86

Terms: Cash, 10% down payment day of auction w/balance due on or about December 23, 2014.

75 Acres Poe Township Section 25

126 acres Athens Township Section 30



Auctioneer's Note: Your opportunity to purchase rolling pasture, hay & timber land perfect for the outdoor's man! With easy access west of Interstate 35 via Highway 2, this land is a hunter's paradise! Located in a remote part of Athen's & Poe Townships, but only 6 miles east of the County Seat town of Mt. Ayr!! Heavy timber & ponds in the area, Large deer and other wildlife population are abundant!

Walter M. Putney Estate & John W. Putney Jr.

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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Jamie Bergkamp, Closing Attorney ~ 218 S 9th St. Adel, . Ia. 50003

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