

# Adel Acreage at Auction

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



**Saturday Morn., December 1, 2018**  
**10:00 a.m.**



**On Site:**

**25701 J. Ave. • Adel, Iowa**  
**3 miles west of Adel via N 15th St. (F51) to P-58 (K Ave.),**  
**2 1/4 miles north to 258th St., then 1 mile west on J.**  
**Or 2 miles south of Hwy #44 on J. Ave.**

**General Description:**

Hard to find Dallas County Acreage located just 1 mile off P-58 pavement in Adel-DeSoto-Minburn School District! This custom built 3 bedroom home offers an open floor plan with 3 bath areas and main floor laundry! Large mud room, eat-in kitchen plus formal dining area! Custom built-in cabinets and walk-out family room. All new carpet through-out! Single car attached garage AND 2 car detached garage.

Additional 24 ft. x 48 ft. outbuilding all located on 3 1/2 acres with mature trees and shrubs! Rural Water plus well! Septic system inspected.

**Sq. Ft. Living Area:** 2,133 sq. ft..      **Lot Size:** 3.51 acres!

**Net Taxes:** \$3,350.00      **School District:** Adel-DeSoto-Minburn

**Terms:** Cash, 10% down payment day of sale with balance due at closing, on or about January 4th, 2019. Property sold in As-Is condition. No Contingencies.



**For your appointment to view  
prior to auction**

**Contact:**

**Dan Bever, 515-490-8793**

**Carroll and Phyllis  
York, Sellers**

## **Daugherty Auction & Real Estate Services, LLC.**

**Chad Daugherty ~ Owner/Auctioneer • Kelly Daugherty ~ Auctioneer**

**Dan Bever, Agent 515-490-8793 ~ Iowa Realty**

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

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