

Estate

60 acres m/1 PRIME Farmland

Auction

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

Monday, December 4, 2017 • 10:00 a.m.

Sale to be held at:

**Erb Center, Boone County Fairgrounds
1601 Industrial Park Road • Boone, IA**



Location of property from Boone:

2 miles east on Highway 30 to Hwy #17 interchange, north on 17 (S Ave.) To first drive on left, follow frontage road to property.

General Description:

Offering 60 acres more or less PRIME Iowa farmland with a CSR2 rating of 87+

CSR2 Ratings:

19.63 acres: 88

22.50 acres: 88

19.13 acres: 87

Predominate Soil Types:

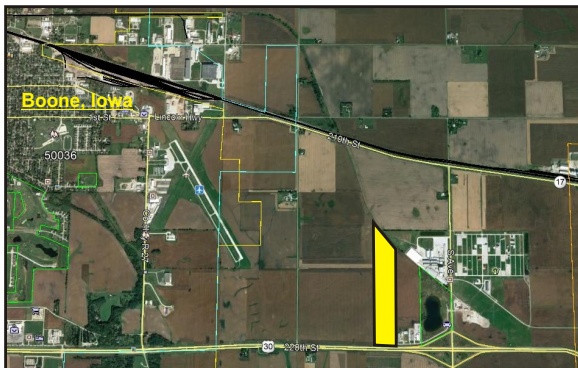
49.9% of land is Clarion loam, Bemis moraine, 2 to 6 percent slopes

42.7% of land is Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes

6.3% of land is Nicollet loam, 1 to 3 percent slopes

Gross Real Estate Taxes: \$1,493.92

Terms: Cash, 10% down payment day of auction with balance due on or about January 4, 2018. Taxes prorated to date of possession. Sold subject to tenants rights to March 1, 2018.



Section 36 / Des Moines Plat

Woodrow W. Myers Estate

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

North River Realty, Broker

*Michael F. Mahoney, Jordon & Mahoney ~Attorney for Estate
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See Us on the Web at www.daughertyauction.com

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