

Acreage

Adel, Iowa

Auction

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

Sunday, December 7, 2014
Personal property sells at 12:00 noon
Real Estate sells at 1:00 p.m.
17003 Old Hwy 6 • Adel, IA
West of Adel about 7 miles on Highway 6

General Description:

Offering this beautiful 1 story Berm home. 4 bedroom 2 new bathrooms. Walk-in closet & fireplace in master bedroom. Patio doors off of master bedroom as well! Open floor plan from the kitchen to the living area. Pantry off the kitchen. New stainless steel gas stove. Fireplace in the living room. Built-in bookshelves. New Pella bay window. All new interior closet doors. All new paint, flooring/carpet & outlets. Culligan soft water system. This wonderful home sits on 8 acres m/l. Propane tank is owned. Located on the property are a horse lot w/ shelter, dog corral, hay storage shed & a 30' x 42' wick building which has (2) 8' sliding doors and a walk through door. Zenia water at meter. Well water hooked up. Septic. West Central Valley school district.

Living area: 1732 sq. ft.

Lot size: 8 acres m/l

Taxes: \$2,400/yr

Legal Description: BEG SW COR GL4 N453' E72.8' NE423' NLY66' NE270'S899.02'W645' TO X

Terms: Cash, 10% down payment day of auction w/balance due on or about January 7, 2015 at closing. Possession at closing.



Vicki Snyder, Seller

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

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See Us on the Web at www.daughertyauction.com

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

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