

Real Estate

156 acres m/l, Clarke County

Auction

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

Tuesday, December 11, 2012 • 10:00 A.M.

To be held at: Murray Community Center • Murray, Iowa



Location from Murray: 1 mile west on Highway 34 to 120th St., 1 ½ miles south on 120th St., Northwest corner of 120th & Hoover

General Description:

Offering 156 acre combination farm with improvements. FSA declares 124.8 acres cropland. Currently there is 112.7 acres tilled and approx. 35 acres pasture. Balance in building site. 2 nice stocked ponds! New well in 2006. Improvements include 2006 built 2 story 6 bedroom home, 24' x 36' workshop, 46' x 52' barn & additional outbuildings. Rural water. Cargo style finishing floor for 250-300 head.

Taxes: \$ 2,918.00 annually **Ave. CSR rating on tillable land:** 39

Predominate Soil types: Clarinda, Lamoni & Arispe

Terms: Cash, 10% down payment day of auction with balance due at closing on or before December 28, 2012. Immediate possession of land at closing. Possession of home on April 30, 2013.

Chester C. Schmucker

Daugherty Auction & Real Estate Services, Inc.

Kelly Daugherty, Chad Daugherty ~ Auctioneers

North River Realty, Broker

Todd Nielson, Creston, Ia. Closing attorney

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See Us on the Web at www.daughertyauction.com