

# Prime Land

118 acres m/l Dallas County

*Auction*

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

**Saturday, December 15, 2012 • 10:00 a.m.**

**Memorial Hall**

**1502 Walnut St. Dallas Center, IA**

**Location from Dallas Center:** 6 miles north on Quinlan Ave. To T-intersection, or 2 ½ miles east of Minburn on F-31 to Quinlan, then 1 ½ miles north to T.

**General Description:** Offering 118 acres m/l of PRIME tillable Iowa land.! Ave. Corn suitability of 82.6, all tillable! Possession at closing before year end.

**Taxes:** \$2,868.00

**Ave. CSR rating on tillable land:** 82.6

**Predominate Soil types:** Clarion, Webster & Canisteo

**Terms:** Cash, 10% down payment day of auction with balance due at closing on or before December 28, 2012. Immediate possession at closing.

***Doyle D. Fleishman Trust***

**Daugherty Auction & Real Estate Services, Inc.**

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*North River Realty ~ Broker*

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