

# Dallas County Land

*Auction*

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

**160 acres m/l PRIME Farmland**

**Wednesday, December 6, 2017 • 10:00 a.m.**



**Sale to be held at:  
Raccoon Valley Community Center  
1016 Main St. • Adel, Iowa**



## **Location of property from Adel:**

5 miles north on Highway #169 to Highway #44, 7 miles west on #44 to G. Ave. North side

## **General Description:**

Offering 160 acres more or less PRIME Iowa farmland w/above average CSR2 rating of 84.5!

Frontage to Highway #44 pavement & G. Ave.

**Dallas County Washington Plat Section 31**

## **CSR2 Ratings:**

37.55 Acres~ 85.3

40.00 Acres~ 79.5

41.00 Acres~ 84.8

41.75 Acres~ 88.4

## **Predominate Soil Types:**

138B Clarion Loam

L507 Canisteo clay loam

135 Coland clay loam

L55 Nicollet loam

L107 Webster clay loam

**Gross Real Estate Taxes:** \$4,435.27

## **FSA Report:**

Cropland: 135.34 acres

Corn Base: 54.4

Bean Base: 54.4



**Terms:** Cash, 10% down payment day of auction. Additional 40% of purchase price (for a total of 1/2 of purchase price) due at closing on or about December 20, 2017. Remaining 50% balance due on or about January 15, 2018. Sold Subject to Tenant's Rights, with 2018 cash rent to buyer. Call for details.

**Locally known as**

**The Gordon & Martha Book Farm**

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

*Chad Daugherty ~ Owner/Auctioneer*

*Kelly Daugherty ~ Auctioneer*

*North River Realty ~ Broker*

*Jamie Bergkamp ~ Closing Attorney*

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

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