

Estate

40 acres m/l Madison County

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



Tuesday December 12, 2017 • 10:00 a.m.

**Earlham Community Center
150 E. 1st. St. • Earlham, Iowa**



Location from Earlham:

1288 Cottonwood Ave., Dexter, Iowa
2 3/4 miles west (of Earlham) on G-14 to P53 pavement (Pitzer Road) 2 1/2 miles south to 130th St. 1 mile west.

General Description:

Offering 40 acres more or less in 2 Parcels. Parcel #1 will be offered first on a per acre basis w/the top bidder having the right to purchase Parcel #2 at the same per acre basis. In the event the winning bidder declines Parcel #2, Parcel #2 will be offered & sold separately.

Parcel #1:

22 deeded acres more or less of which FSA reports 19.14 acres tillable land.
Balance in waterway & creek bed.

CSR2 Ratings: 82.5

Predominate Soil Types: Sharpsburg silty clay loam & Colo

Taxes: \$487.22

Parcel #2:

18 deed acres more or less of which FSA reports 9.07 acres tillable. Balance is in older building site including 2 story house & outbuildings w/frontage to Cottonwood Ave.

CSR2 Ratings: 85

Predominate Soil Types: Sharpsburg silty clay loam & Colo

Gross Taxes: \$857.88

Terms: Cash, 10% down payment day of auction with balance due at closing on or before January 12, 2018. Sold subject to Tenant's Rights for 2018 crop year.

Section 16 Penn Plat Madison Co.



Frederick H. Clausen Estate

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

North River Realty, Broker

Sam Braland, Earlham, Iowa ~ Closing Attorney

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