

Land

62 Acres M/L Dallas County, Iowa

Auction

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

**Monday, December 19, 2016
10:00 a.m.**

**Raccoon Valley Community Center
1016 Main St. • Adel, IA**



General Description:

*Prime Iowa acreage for farming, hunting & other recreational opportunities in the Van Meter school district. Offering 62 acres m/l located in Section 20 of Adams Plat. Attractive combination farm ground consisting of approx 36 acres yielding 199 bu/acre in 2016 with balance in timber. The Raccoon River runs right along the property. Beautiful home building sites available. This land is located just east of DeSoto & west of Van Meter along I-80 and Old Portland Rd. This is the first time this land has been available for purchase since 1914. Amazing opportunity! Buyer will get possession at closing. Tenant will retain rights to farm the ground thru 2017 with a 50/50 split.

Taxes: Approx \$990.00 per/year

Average CSR Rating on Tillable Land: 62

Terms: Cash, 10% down payment day of auction with balance due on or about January 19, 2017.
Land sold subject to tenant's rights for the 2017 crop year. 50/50 crop share.

R & B Farms, LLC

Daugherty Auction & Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer

Kelly Daugherty ~ Auctioneer

Jamie Bergkamp ~ Closing Attorney

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See Us on the Web at www.daughertyauction.com

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