

# Real Estate

52 Acres M/L ~ Adair County, IA

*Auction*

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

**Saturday, January 11, 2014 • 10:00 a.m.**

**Sale to be held at: American Legion**

**323 SW 2nd St • Stuart, IA**

**Location From Stuart, Iowa:**

**8 miles south on Stuart Road to 190th, 1 mile west to Trenton Ave., South 3/4 mile to farm, (east side of road)**

**Homes & outbuildings located on 52 acres m/l !**

## **General Description:**

Offering this 1 ½ story 3 Bedroom 1 bath Home. There is 1327 sq. ft. Living space. Geo Thermal Heat! New Roof. Septic Inspected! Rural water.

24' x 30' Ft. Garage completely remodeled and converted to 1 bedroom living quarters in 2007. Single bath. Office. New roof. Shared septic and utilities w/orig. Home. Baseboard heat. Outbuildings include nice barn w/ concrete floor, quanset Apple, pear & peach trees. Grapes! All certified organic!

17.9 acres currently tilled & 10 acres m/l CRP.

CRP contract period is 05-01-2010 to 09-30-2020 at \$179.19 per acre.

Balance of ground in timber and pasture.

**Taxes:** \$1,200 (Est.) Pending survey

**Terms:** Cash, 10% down payment day of auction w/balance due at closing on or about March 1, 2014 when survey is completed.

## ***William & Dianna Beaman, Sellers***

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

*Kelly Daugherty, Chad Daugherty ~ Auctioneers*

*416 Greene St. Adel, IA (515) 993-4159 ~ [d\\_auction@hotmail.com](mailto:d_auction@hotmail.com)*

*North River Realty, Mike Bobst ~ Broker ~ 1758 Creamery Rd., Dexter Ia. 50070*

*Steven A. Jensen ~ Closing Attorney, 110 Public Sq., Greenfield, Ia. (641) 743-2175*

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

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