

Dallas County Land

29 Acres m/l with Home and Buildings

Auction

"We sell it the day you need it sold!"

Thurs., January 27th 2022

10:00 a.m.

**Sale held @ Redfield Legion Hall
(1116 Thomas St. Redfield, Iowa)**



General Description:

Offering 29 acres more or less Prime Iowa Farmland, CSR Rating of 88.6. Move in ready home and many outbuildings. Acreage is conveniently located at 16730 260th St. Adel, just 2 miles south of Hwy 44 on paved G Ave, .5 mile East on 260th. The Dallas County CSR avg. is 75.6, making this an above average highly productive farm with 23 tillable acres. This property includes 4.4 acres in a CRP contract at \$342/acre or \$1504.80 annual payment to buyer, expires 9/30/26. Northern Natural Gas contract for a well and easement on site. Contact our office for income agreement.

Home is a 2 story, 6 bedroom, 2.5 bath, with walk up attic. 2740 sq ft with full basement, porch. Property includes a 27' x 68' steel building and many additional outbuildings/sheds ready to use.

ADM School District

Zenia Water

Gross Real Estate Taxes: to be determined

Average CSR2 Rating: 88.6

Predominate Soil Types:

Clarion loam, Bemis moraine, 2 to 6% slopes

Canisteo clay loam, Bemis moraine 0 to 2% slopes

Nicollet loam, 1 to 3% slopes



**Contact Mike Bobst for a showing
and/or further land information.
515-468-7674**

Terms of Sale:

Cash, 10% down payment day of auction with balance due on or about February 28th, 2022 at closing. Property is sold AS-IS with NO contingencies. Possession of Home and buildings at closing. 2022 crop season sold subject to tenant's rights.

Daugherty Auction and Real Estate Services, LLC.

Chad Daugherty ~ Owner/Auctioneer ~ Kelly Daugherty ~ Auctioneer

Adel, Iowa (515) 993-4159 ~ d_auction@hotmail.com

Mike Bobst, North River Realty ~ Broker 515-468-7674

Jamie Bergkamp, Closing Attorney

The information in this brochure are from sources deemed to be reliable but it cannot be guaranteed by Daugherty Auction Inc.