

142 Acres M/L Dallas County Land at Auction



Auction

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

50 years

Saturday, December 28, 2024

10:00 a.m.

Auction to be held at:

**Raccoon Valley Bank Community House
1016 Main Street Adel, Iowa**

Location of Land:

5 1/2 miles west of Adel, Iowa on 290th (Brickyard Road) to farm.
Or approx. 2 1/2 miles Northeast of Redfield Iowa.
Located on the SW corner of 290th & H. Ave.

General Description:

Offering 142 acres more or less of which FSA Reports 131.50 acres cropland.

Dallas County Assessor Reports an Average CSR: 79.09

Colfax Township/ Dallas County

Predominate Soil Types

Clarion loam
Bemis moraine
Clarion loam
Coland-Terril complex
Nicollet loam

Net Taxes: \$2,698.00

Brief Tax Description:

Parcel CC Lying in
NE 1/4 & E 1/2 NW 1/4
Sec. 31 Twp:79 Rng:28



Terms- Cash, 10% down payment day of auction with balance due on or about January 28th, 2025 when Merchantable Title is delivered. Property sold subject to tenant's lease expiring March 1st, 2026.

**Eileen Pannetier, TTEE
David & Freda Pannetier Living Trust**

Daugherty Auction and Real Estate Services, LLC.

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