

173 ACRE WINNESHIEK COUNTY REAL ESTATE

AUCTION

Friday, September 8, 2017

Beginning at 10:00 A.M.

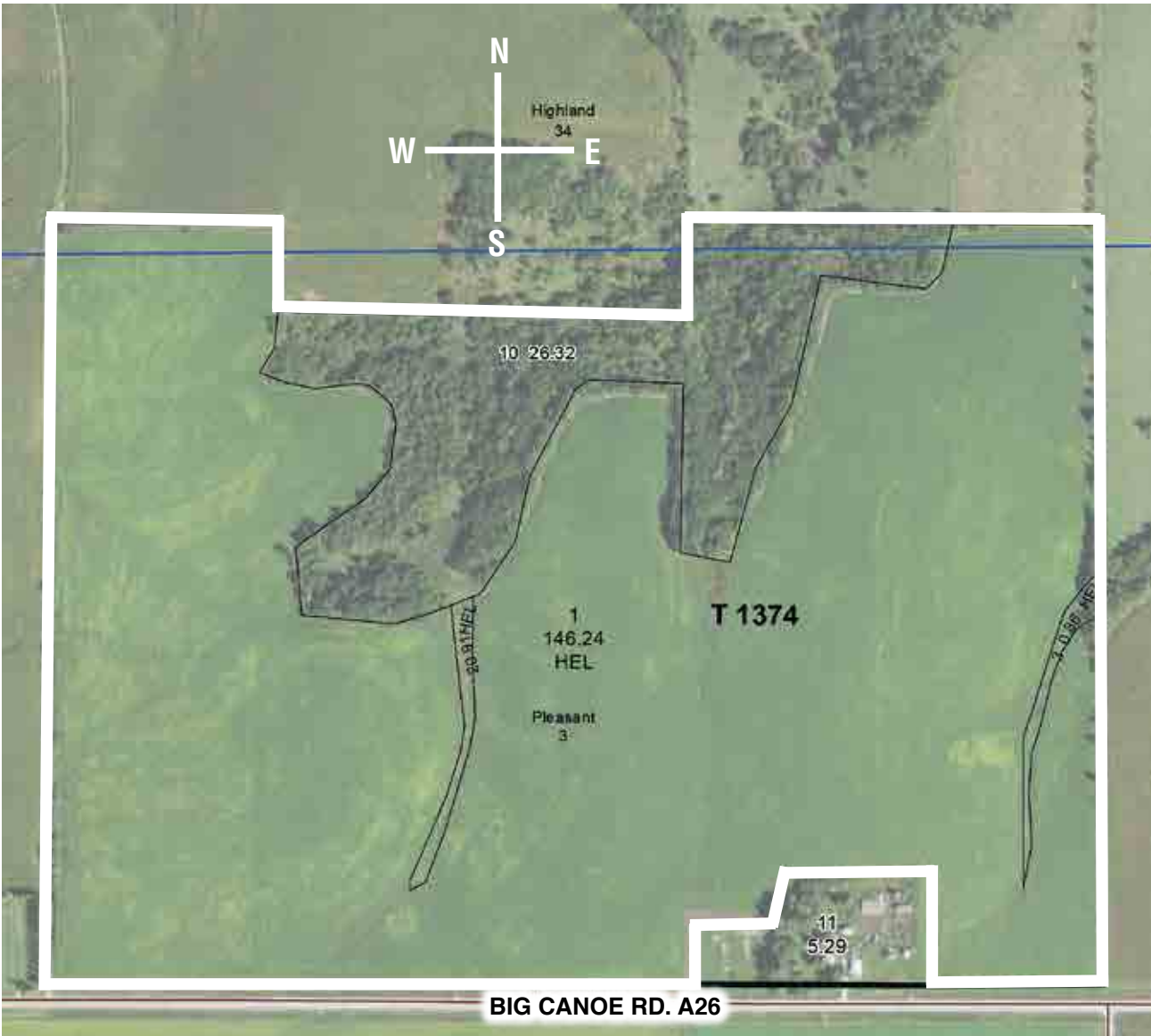
Sale Location: Sweeney Auction Center, South Edge of Waukon, IA



**App. 173 Acres
Located in Pleasant
Township Section 3 in
Winneshiek County,
Iowa**



**Farm is located App. 10 Mi. NE of Decorah, IA on W38 Locust Rd.
& 3 Mi. E on Big Canoe Rd. A26 OR 17 Mi. NW of Waukon, IA**



App. 173 Acres with App. 148 Acres Tillable, 71.8 CSR2, 96.6 Acre Corn Base. Balance of the Farm is Woods w/Spring & Excellent Hunting Opportunities. The New Buyer will have Possession of the Land After the Fall Harvest is Completed. This is a Scenic Property with Nice Views and Road Frontage on Hard Surface Big Canoe Rd. Taxes App. \$5128 a year. Make Plans to Look at This Property!



Method of Auction: 10% Down Payment September 8, 2017. Balance Due at Closing on or before October 20, 2017, with Possession After Fall Harvest has been Completed. This Sale is Not Contingent Upon Financing and Sells AS IS & Subject to Approval. Announcements Made Day of Auction Take Precedence Over Printed Materials.

*Real Estate Brokerage & Closing Agent:
Attorney Andrew Nelson, Decorah, IA, &
Sweeney Auction Realty Services, Waukon, IA.*



Auctioneer's Note:
This is an excellent opportunity to purchase a farm with good productive tillable ground as well as wooded areas for excellent hunting opportunities! This property has been in the Stoen family for many years and is located a few miles from the scenic Highlandville area. Whether you're looking for an investment opportunity or to expand your farming operation, make sure to check out this property!



Eugene K. Stoen Estate

Big Canoe Rd., Decorah, IA

Larry Stoen, Executor

Sale Held at Sweeney Auction Center, Waukon, IA

Not responsible for accidents.
CLERK: Sweeney Auction Service

JEFF L. & JODI L. SWEENEY
AUCTIONEERS

SWEENEY AUCTION SERVICE

NAA Auctioneer
A Family Tradition for 51 years.

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