

# 107 ACRE CLAYTON COUNTY REAL ESTATE AUCTION

## Friday, September 15, 2017

Beginning at 10:00 A.M.

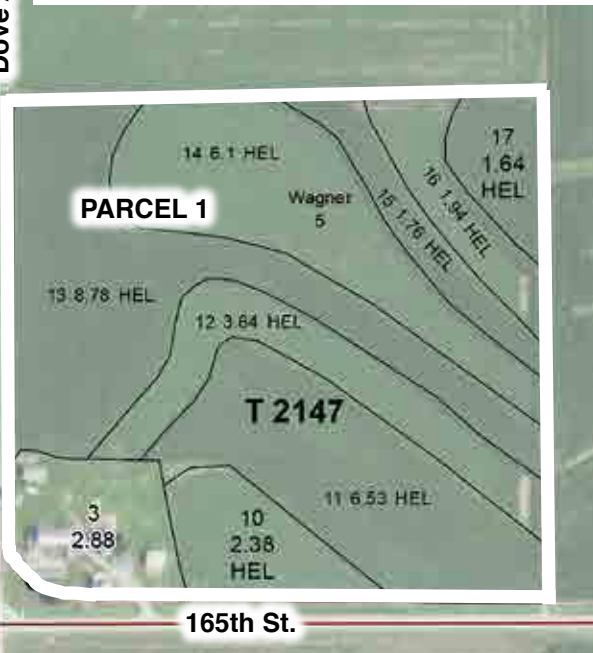
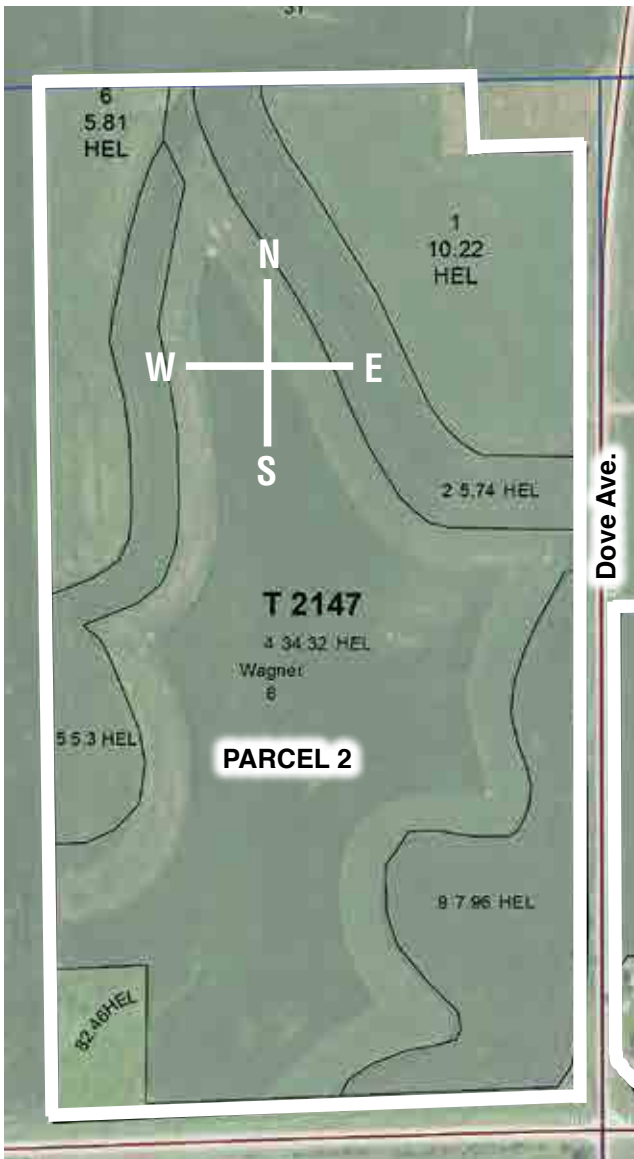
Sale Location: Sweeney Auction Center, South Edge of Waukon, IA



App. 107 Acres  
Located in  
Wagner Township  
Sections 5 & 6 in  
Clayton County,  
Iowa.  
Offered in  
3 Parcels.



**Farm Address is 17061 165th Street, Luana, IA at the intersection of 165th Street & Dove Ave.**  
Farm is located App. 5.5 Mi S of Luana, IA OR 3.5 Mi NE of Gunder, IA OR 9 Mi SW of Monona, IA OR 12 Mi SE of Postville, IA.



**Parcel 1:** App. 34.5 Acres with 32 Acres Tillable & 67.8 CSR2 located in Section 5 of Wagner Township. Includes Two Story 5 Bedroom Home w/Nice Woodwork and Lots of Potential, Detached Garage, 32'x40' Machine Shed, Older Barn & Outbuildings for storage or livestock. Road Frontage to the South on 165th and to the West on Dove Ave. This is a rare opportunity to purchase a nice sized property in the country with a home, buildings and good productive tillable ground. Taxes App. \$2426 a year.

**Parcel 2:** App. 72.5 Acres with over 71 Acres Tillable & 57.5 CSR2 located in Section 6 of Wagner Township. Road Frontage to the South on 165th Street & to the East on Dove Ave. This is a great opportunity to purchase a property that is nearly all tillable! Taxes app. \$1962 a year.

**Parcel 3:** Consists of Parcel 1 & 2, App. 107 Acres with App. 104 Acres Tillable, 60.7 CSR2, 37.29 Acre Corn Base, 36.61 Acre Soybean Base, along with Home & Buildings. Great opportunity to purchase a good productive farm with home, buildings, and good road frontage. New Buyer will have Possession of Farm Land March 1, 2018. Taxes App. \$4388 a year.

**PROPERTY INSPECTION:  
Thursday, August 31 4:00-6:00 PM**

**Auctioneer's Note:** This is an excellent opportunity to purchase good productive farmland with good road frontage, older home and outbuildings! This farm has been in the Moeller family for over 3 generations and is located just a short drive from Luana, Gunder, Monona or Postville so if you've been looking to purchase land in the area or expand your operation, make sure to check out this property!

**Method of Auction:** 10% Down Payment September 15, 2017. Balance Due at Closing around November 15, 2017. Property Sells Subject to Current Land Rental Agreement that Expires February 28, 2018. 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 Matthew J. Erickson, Postville, IA & Sweeney Auction Realty Services, Waukon, IA.

**Mrs. Roger "Linda" Moeller Family Farm**  
17061 165th St., Luana, IA  
Sale Held at Sweeney Auction Center, Waukon, IA

SWEENEY  
AUCTION  
SERVICE

Not responsible for accidents.  
CLERK: Sweeney Auction Service

**JEFF L. & JODI L. SWEENEY**  
AUCTIONEERS



A Family  
Tradition  
for 51 years.



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