

# 396 ACRE M/L ALLAMAKEE COUNTY REAL ESTATE

# AUCTION

## Friday, October 27, 2017

Beginning at 10:00 A.M.

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



App. 396 Acres M/L  
Located in Sections  
34 & 35 of Jefferson  
Township in Allamakee  
County, IA.  
Offered in 4 Parcels.

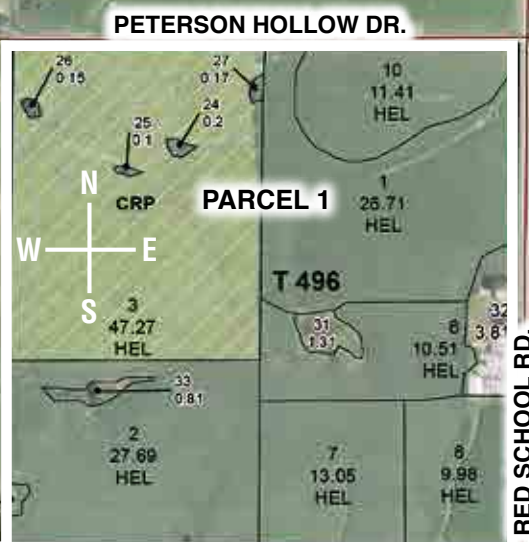
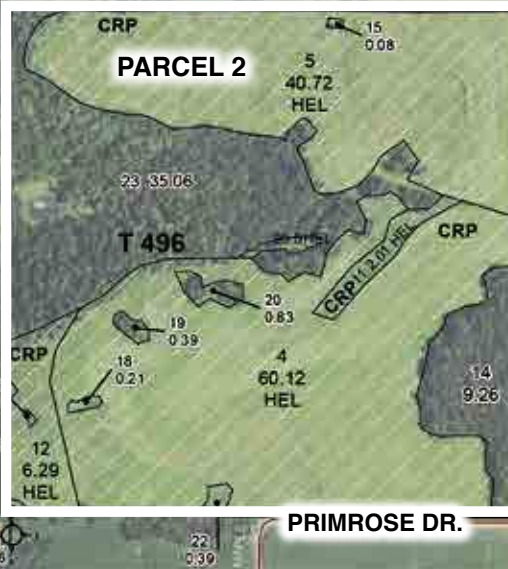


Farm is located 5½ Mi. SE of Waukon, IA on Hwy 76 & 2 Mi. S on Red School Rd OR 2½ Mi. W of Rossville, IA OR 10 Mi. N of Monona, IA OR 9 Mi. SW of Waterville, IA.

**Parcel #1:** App. 160 Acres Located in Section 34 of Jefferson Township. App. 146 Acres Tillable, including 99 Acres that are Being Farmed and 47.27 Acres that are Enrolled in the CRP Program at \$274.85 per acre until 9/30/2024. Cropland has 65.2 CSR2, App. 61 Acre Corn Base & App. 38 Acre Oats Base. Good Road Access. This Parcel includes Two-Story 3-4 Bedroom Home w/2.5 Baths, Newer Windows & Attached Garage, Machine Sheds, Grain Bins, Barn & Other Buildings.

**Auctioneer's Note:** This is truly an amazing opportunity to purchase land in Scenic Northeast Iowa that offers Tillable & CRP Cropland, Beautiful Wooded Areas with Penny Springs Waterfall w/ Pond and Nice Farm Home & Outbuildings. Whether you're interested in an individual parcel or the whole farm, you won't want to miss this great opportunity so make plans to look at this property!

**Parcel #2:** App. 160 Acres Located in Section 34 of Jefferson Township. 109.14 Acres of Cropland that is enrolled in the CRP Program at \$274.85 per acre until 9/30/2024, 55.8 CSR2. CRP Land has Terraces and has Been Well Maintained. The Balance of the Property is a Recreational Paradise! Great Access throughout the Wooded Areas will Lead You to the Scenic Penny Springs Waterfall, which has Been a Treasured Destination Spot on the Marti Farm for Many Years. You'll also find a Pond and Abundant Hunting & Recreational Opportunities. Good Road Access. This Parcel Offers a Rare & Attractive Combination of Income-Producing CRP Cropland & Scenic Recreational Wooded Area with Penny Springs Waterfall.



**Method of Auction:** 10% Down Payment Friday October 27, 2017 with Balance Due at Closing around November 30, 2017. Property Sells Subject to Current Land Rental Agreement that Expires February 28, 2018. New Buyer will Assume CRP Contract and Payment will be Pro-Rated. This Sale is Not Contingent Upon Financing and Sells AS IS & Subject to Approval. Announcements Made Day of Auction Take Precedence Over Printed Materials.



**Property Inspection:  
Friday, October 13,  
1:00 to 4:00 PM**



**Parcel #3:** App. 76 Acres Located in Section 35 of Jefferson Township. Nearly 68 Acres Tillable, including App. 39 Acres Being Farmed and 28.91 Acres that are Enrolled in the CRP Program at \$254.82 per acre until 9/30/24, 63.6 CSR2, 31.07 Acre Corn Base, 7.01 Acre Oats Base. Great Opportunity if You're Looking for Good Tillable Ground as well as Income-Producing CRP Cropland w/Good Road Access.



Real Estate Brokerage & Closing Agent:  
Attorney William J. Shafer, Waukon, IA  
& Sweeney Auction Realty Services

**Parcel #4:** App. 396 Acres, Complete Farm Consists of Par. 1-3. App. 324 Acres of Cropland, Including 185.32 Acres Enrolled in the CRP Program with an Annual Payment of \$50,356 until 2024. A Once in a Lifetime Opportunity to Purchase a Farm that has Been in the Marti Family for Many Years. Good Productive Tillable Ground as well as CRP Cropland Enrolled at Attractive Rates until 2024. Beautiful Scenic Woods & Penny Springs Waterfall along with Hunting & Recreational Opportunities, and Country Home & Buildings. Taxes App. \$10,122 a year.



## Gordon Marti Estate

Sue O'Neill & Cindy Curtin, Executors

Attorney William J. Shafer

766 Red School Rd., Waukon, IA

Sale Held at Sweeney Auction Center, Waukon, IA

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