## 190 ACRE M/L WINNESHIEK COUNTY REAL ESTATE

## AUCTION

Friday, December 8, 2017

Beginning at 10:00 A.M.

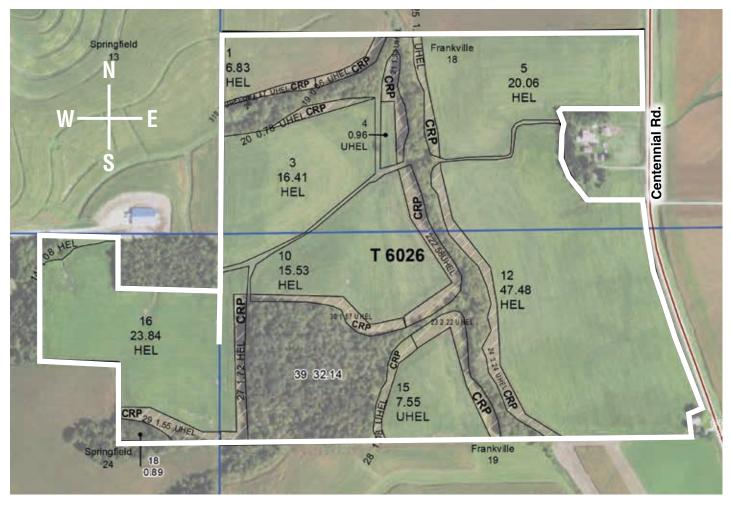
Sale Location: Sweeney Auction Center, South Edge of Waukon, IA



App. 190 Acres M/L
Located in Frankville
Twp Sections 18 & 19
and Springfield Twp
Section 24 in Winneshiek
County, IA



Farm is located 4 Mi. East of Decorah, IA on Hwy 9 & 3 Mi. South on Centennial Rd. OR 3 Mi. East of Ossian, IA on Sand Rd. & 3 ¼ Mi. North on Centennial Rd.



Auctioneer's Note: This farm has been in the Drenth Family for over 50 years and this is an excellent opportunity to buy good productive farmland on a hard surface road, just a short drive from Decorah, Ossian, or Castalia. Great Opportunity to buy tillable land, as well as wooded areas for hunting & recreation & 18.65 Acres in CRP with an annual payment of \$5915. If you've been looking for land in the area or wanting to expand your operation, you won't want to miss this opportunity.

App. 190 Acres with App. 158 Acres Tillable, 77.8 CSR2, 106.7 Acre Corn Base & 33 Acre Soybean Base. App. 139 Acres Being Farmed & 18.65 Acres in CRP Program, 6.1 Acres at \$269.04 per acre until 9/30/2023 & 12.6 Acres at \$339.21 per acre until 9/30/2028. Farm also features Wooded Areas w/Water & Many Walnut Trees. Over 18 Acres in Forest Reserve offers Hunting & Recreational Opportunities. New Buyer will have Farming Possession for 2018. Taxes App. \$5910 a year.

Road Frontage on Hard Surface
Centennial Rd. Make Plans to Look
at this Property!

Method of Auction: 10% Down Payment Friday December 8, 2017. 40% Due on Possession End of December 2017 with remaining 50% Due First Week of January 2018 with a short term contract. New Buyer will Assume CRP Contract & Mid-Contract Management Requirements and Payments will be Pro-rated. This Sale is Not Contingent Upon Financing and Sells AS IS and Subject to Approval. Announcements Made Day of Auction Take Precedence Over Printed Materials.

Real Estate Brokerage & Closing Agent: Attorney Jeffrey L. Swartz of Swartz Law Firm, Waukon, IA & Sweeney Auction Realty Services, Waukon, IA.

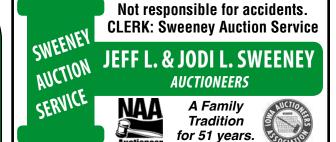






## Drenth Farm

Centennial Rd., Decorah, IA
Sale Held at Sweeney Auction Center, Waukon, IA



563-568-2464 • WAUKON, IA
Website: www.sweeneyauctionservice.com
Email: sweeneyauction@q.com