

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.



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.

**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.



# Drenth Farm

Centennial Rd., Decorah, 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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