

78 ACRES M/L ALLAMAKEE COUNTY REAL ESTATE

AUCTION

Tuesday, December 3, 2024
Beginning at 10:30 A.M.
Sale Location: Sweeney Auction Center, South Edge of Waukon, IA

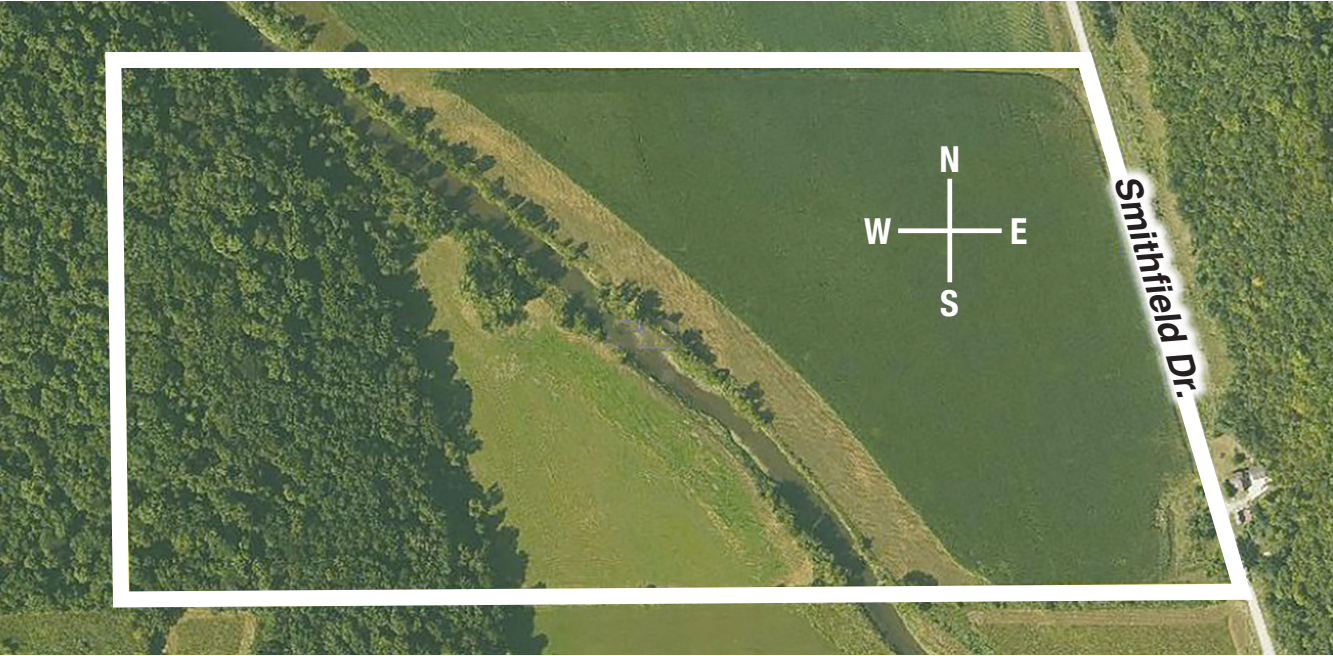
Farm is located 1¼ Miles East of Waukon on Hwy. 76, 5½ Miles South on Forest Mills Rd., and 1¾ Miles East on Smithfield Dr.



**78 Acres M/L with
46.42 Acres Tillable
Located in Sections
9 & 10 of Franklin
Township, Allamakee
County, IA.**



This scenic Allamakee County property offers 78 Acres M/L with 46.42 Acres Tillable, 69.2 CSR2, 20.56 Acre Corn Base and 10 Acre Soybeans Base. The tillable acres include 15.86 Total Acres enrolled in the CRP with 8 Acres enrolled at \$325/acre until 2026 & 7.86 Acres enrolled at \$281/acre until 2032 for total annual payments of \$4,812. Yellow River flows through this property, separating the tillable land in production from most of the CRP land and wooded areas, consisting of 23.33 acres in the Forest Reserve. The crossing access hasn't been utilized in years. With some improvement to that, this would make an excellent hunting & recreational opportunity as well! Located just a short drive from Waukon, Monona, Luana or Postville, make sure you check out this property if you've been looking for land that offers both tillable land and recreational & hunting land with Yellow River frontage!



AUCTIONEER'S NOTE: This farm offers an excellent combination of tillable & recreational land as well as Yellow River flowing through the property, making it a unique opportunity in beautiful Northeast Iowa! The farm has good road frontage on Smithfield Dr. and new buyer will have farming possession for Spring 2025. Make plans to take a look at this great property!

Method of Auction: This will be a live auction with online bidding available. Successful buyer will put 10% down on Tuesday, December 3, 2024 with balance due at closing around January 31, 2025, or as soon as paperwork can be completed. This sale is not contingent upon Financing and Property Sells AS IS & Subject to Approval. Taxes will be prorated to the date of closing. Sells Subject to Existing Farmland Lease that expires February 28, 2025. New Buyer would assume existing CRP contracts and any maintenance requirements. Announcements Made Day of Auction Take Precedence Over Printed Materials.

Dickson Family Farm
Smithfield Dr., Luana, IA
Sale Held at Sweeney Auction Center, Waukon, IA

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