

WINNESHIEK COUNTY REAL ESTATE AUCTION

Tuesday, September 16, 2025

Beginning at 10:00 A.M.

Sale Location: Danan Lansing Building, Winneshiek Co. Fairgrounds, 900 E. Main St., Decorah, IA

Property Located Approximately 6 Miles South of Decorah, IA on Middle Calmar Rd. OR 5 Miles Northeast of Calmar, IA OR 6.5 Miles Northwest of Ossian, IA



**152 Acres M/L with
Approximately
134 Acres Tillable,
Located in Sections 16
and 17 of Springfield
Township, Winneshiek
County, IA. Offered in
four parcels.**



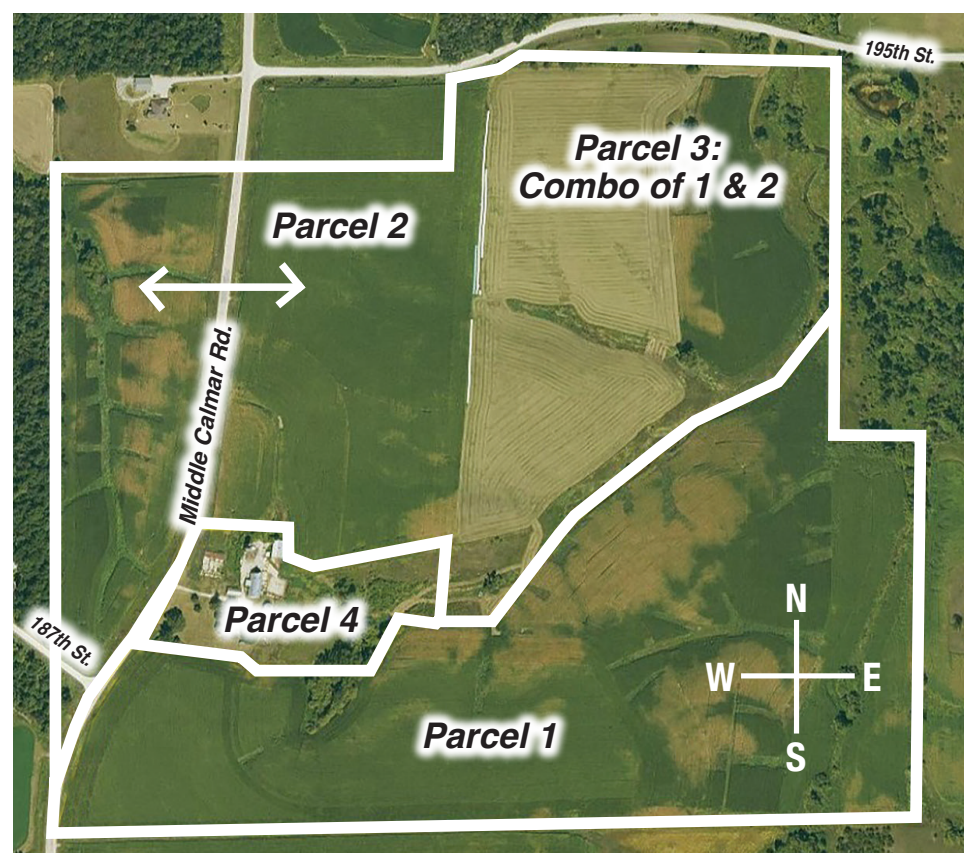
Parcel 1: App. 62.5 Acres with 61 Acres M/L Tillable & 52.3 CSR2. This attractive piece of farmland lies south of the home and building site with road frontage on Middle Calmar Rd. New buyer will be responsible for putting in their own driveway. This is a great opportunity if you've been looking for a tract of this size!

Parcel 2: App. 82 Acres with 73 Acres M/L Tillable & 46.6 CSR2. Lying north of the home and building site and across the road to the west, this piece offers good road access on Middle Calmar Rd. & 187th St. Nice larger fields farmed on the contour with rolling hills and a scenic creek area on the East side of the parcel.

Parcel 3: Combination of Parcels 1 & 2, App. 144.5 Acres with 134 Tillable & 49.2 CSR2. The whole farm has a total base of 83.7 Acres consisting of 64.41 Corn, 17.43 Soybeans and 1.86 Oats and would be adjusted accordingly. This is a great opportunity if you are looking for a larger package of farmland with good road frontage and just a short drive from Decorah, Ossian or Calmar.

Parcel 4: App. 7.5 Acres with 4-Bedroom Home, Outbuilding & Pasture Opportunities. This older home has been well maintained and offers a nice yard with mature trees. The barn and 2 additional sheds provide room for storage and livestock, as well as pasture area behind the barn. This is nice opportunity to find an acreage with home, buildings, and land for pasture, on a hard surface road just a few miles from Decorah, Calmar or Ossian!

Method of Auction: This will be a live auction with online bidding available. Successful buyer will put 10% down on Tuesday, September 16, 2025 with the balance due at closing around December 1, 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, 2026. Seller will retain 2025 rents and New Buyer will have Farming Rights for Spring 2026. Farmland is being offered separate from the acreage. If the same party buys both Parcel 3 & Parcel 4, no additional survey work will be done and buyer would receive one abstract for both parcels. The acreage is served by an older well that tested not safe for drinking water and is being sold As Is.



Property Inspection: Tuesday, September 2 • 4:00-6:00 PM



Auctioneer's Note: This is a great opportunity if you've been looking for land in this area or have been wanting to find a scenic country acreage on a hard surface road conveniently located close to town! Whether you're wanting to expand your farming operation or looking for investment potential, you have the opportunity to bid on either parcel or the combination of the two. The new buyer will have farming rights for the Spring 2026 season. The acreage will be sold as a separate parcel and not combined back in with the farm ground. Make plans to take a look at this property Tuesday, September 2 from 4 to 6 PM or contact Jodi at 563-380-3399 to set up a viewing. Announcements Made Day of Auction Take Precedence Over Printed Materials.

Real Estate Brokerage & Closing Agent: Attorney John S. Anderson, Anderson Law Firm, Decorah, IA and Sweeney Auction Realty Services, Waukon, IA.

Edward Gehling Estate
1916 Middle Calmar Rd., Decorah, IA
Julie Hemesath, Executor

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