

199 ACRES M/L CHICKASAW COUNTY REAL ESTATE

AUCTION

Tuesday, August 6, 2024

Beginning at 10:30 A.M.

Sale Location: Fredericksburg Community Center, 151 W. Main St., Fredericksburg, IA

Located 5 Miles North of Fredericksburg on V48 & 1 Mile West on 220th St. & 1 Mile South on Quinlan Ave. OR 2 Miles West of Lawler, IA on Hwy. 24, 2 Miles South on V48 & 1 Mile West on 220th St. & 1 Mile South on Quinlan Ave.



199 Acres M/L with App. 182 Acres Tillable Located in Section 24 of New Hampton Twp & Section 19 of Stapleton Twp, Chickasaw County, IA. Offered in 4 Parcels.



Parcel 1: App. 7.5 Acres, to be determined by survey, with 1.62 Acres Tillable. Charming Country Acreage with Spacious 4 Bedroom Ranch Home w/Full Basement & Attached Garage. This acreage offers excellent storage opportunities with an additional heated shop, machine sheds, barn, older buildings, grain bins & grain leg set-up. Ingress-Egress Easement to access fields behind. Located only a short drive from Fredericksburg or Lawler, acreages that have this much to offer do not come on the market very often, so make plans to take a look!

Parcel 2: 36.50 Acres w/33.82 Acres Tillable, 74.5 CSR2. An easily accessed field off Quinlan Ave that has had some tile work done. This parcel has a small wooded area & flowing water in the southeast corner. A great opportunity if you've been looking for a tract of this size with good road frontage!

Parcel 3: 79 Acres w/App. 70.5 Acres Tillable, 77.9 CSR2. Tillable land includes 14.4 Acres enrolled in CRP until 9/30/2025 for annual contract of \$4,615. New buyer will assume the contract & receive the 2025 payment. This piece has road frontage on Quinlan Ave & 220th Street, and has water flowing through the northwest portion.

Parcel 4: 76 Acres, Nearly All Tillable, 85.1 CSR2, 53.7 Acre Corn Base & 19.6 Acre Soybean Base & terraces in place. This parcel is located 2.25 miles south of Hwy 24 on V48 Roanoke Rd with good road access. A great opportunity to purchase a field with high CSR2 soils and located on a hard surface road!



Property Inspection:
Saturday, July 20 • 10 AM-1 PM
for the Acreage.
Farmland can be walked at
your convenience.

Method of Auction: This will be a live auction with online bidding available. Successful buyer will put 10% down on Tuesday, August 6, 2024 with balance due at closing around September 13, 2024, 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. The house and buildings are currently rented and new buyer will take possession October 1, 2024. The acreage is served by an older septic system that will need replacement, which will be the responsibility of the new buyer. Parcels 1, 2 & 3 will have app. 84% base on tillable acres, pending reconstitution by the Chickasaw County FSA Office. Announcements Made Day of Auction Take Precedence Over Printed Materials. Real Estate Brokerage & Closing Agent: Attorney Brian R. McPhail of McPhail Law Firm, Osage, IA and Sweeney Auction Realty Services, Waukon, IA.



AUCTIONEER'S NOTE: These parcels offer some great opportunities if you been looking to purchase ground in the area, wanting to add on to your operation, or looking for investment property! The acreage has so much to offer with a well-built home, nice variety of buildings, grain bin set up and land to utilize how you see fit. Make plans to take a look!

Sostak Farms, LLC

2279 Quinlan Ave.

Fredericksburg, IA

Not responsible for accidents.
CLERK: Sweeney Auction Service

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