

41.5 M/L ACRES WAUKON, IA REAL ESTATE

AUCTION

Tuesday, November 17, 2026
Beginning at 10:00 A.M.
Sale Location: Sweeney Auction Center, South Edge of Waukon, IA

Property Located on the South Edge of Waukon, IA. Offered in 4 Parcels.



Property Inspections:
Tuesday, November 3,
3:30-5:30 PM &
Tuesday, November 10,
3:30-5:30 PM

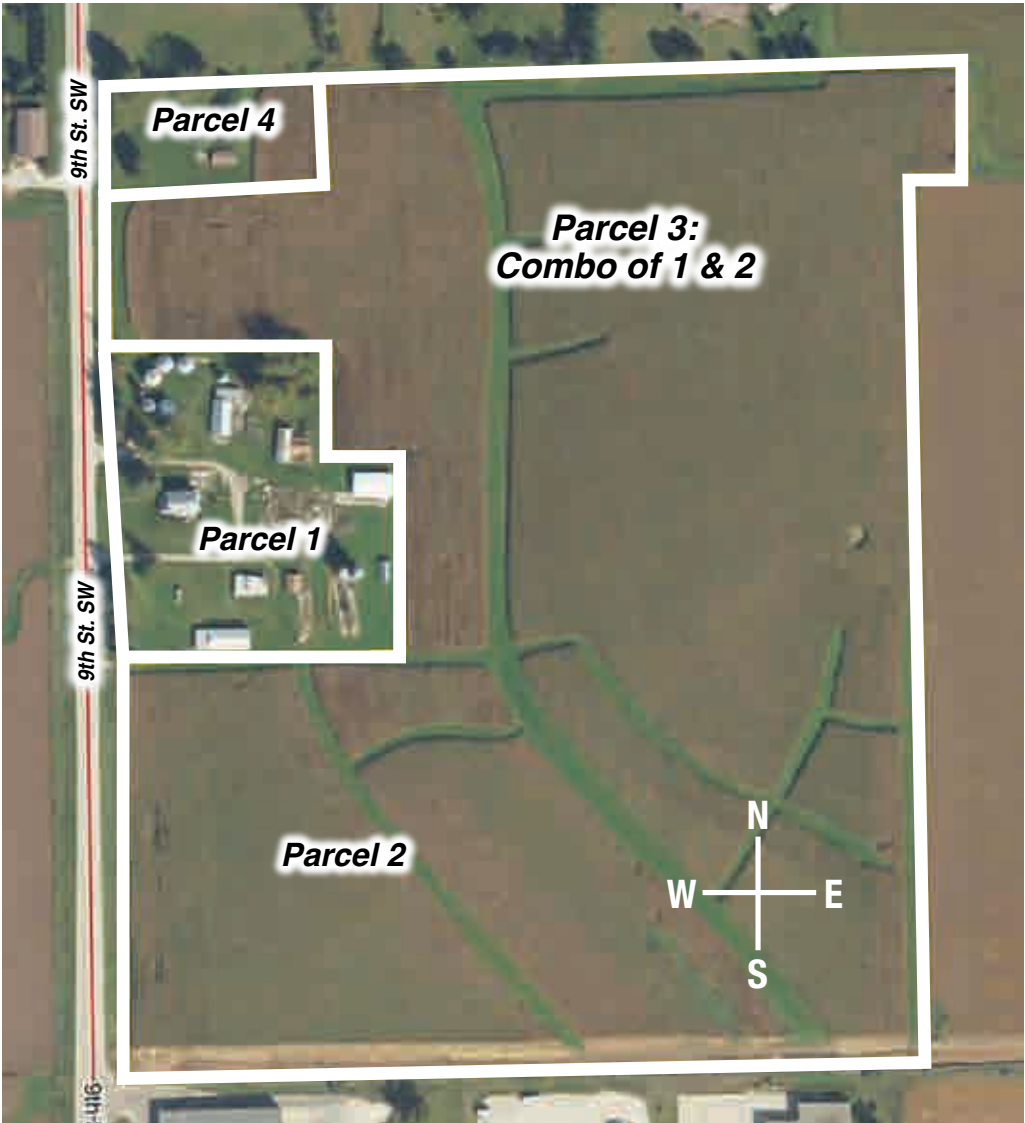


Parcel 1: Discover the possibilities with this unique acreage opportunity! App. 4.25 acres located on the south edge of Waukon. Enjoy a spacious country-like setting and the convenience of town amenities. Owned by the Simmons family for many years, this home is full of potential for its next owner, featuring six bedrooms, two staircases, and beautiful woodwork and built-in details. The acreage also presents an excellent opportunity for a future building site, offering room to spread out while remaining close to everything Waukon has to offer. Don't miss your chance to make this unique acreage your own!

Parcel 2: App. 36 acres of highly productive farmland in a desirable location on the edge of town! Featuring app. 35.5 acres tillable with an impressive 86.3 CSR2, 26.93 acres corn base, and 7.87 acres soybean base, this property offers strong agricultural appeal for farmers looking to expand their existing operation or investors exploring future development opportunities. Whether you're looking to add quality acres to your farming operation or invest in land with long-term potential, this property is worth a closer look!

Parcel 3: App. 40.25 Acres, Consisting of Parcels 1 and 2. This unique property combines a spacious acreage with highly productive farmland and the opportunity to explore future development potential. The older two-story home has the potential and character to be brought back to life for a charming country setting or provides an excellent location to explore possibilities of a new building site. The adjoining farmland has app. 35.5 tillable acres with an 86.3 CSR2. This property offers an exceptional opportunity for farmers, investors, or those looking to create something special. Bring your vision and explore the possibilities!

Parcel 4: Offering app. 1.3 acres within the city limits, this property provides an excellent opportunity to suit your needs while enjoying easy access to Waukon's amenities. The lot currently features an older building and offers plenty of space and potential to create something of your own. If you've been searching for a spacious lot in a convenient location, this property is worth a look!



Method of Auction: This will be a live auction with online bidding available. Successful buyer will put 10% down on Tuesday, November 17, 2026 with the balance due at closing around February 1, 2027, or as soon as paperwork can be completed. This sale is not contingent upon Financing and Property Sells AS IS & Subject to Approval and Court Approval. Property is subject to existing utility easements. Sells Subject to Existing Farmland Lease that expires February 28, 2027. New Buyer will have Farming Rights for Spring 2027. Possession of the home and outbuildings would be given at closing, Grain Bins will be in use until Sept 15, 2027. Taxes will be prorated to the date of closing. Announcements Made Day of Auction Take Precedence Over Printed Materials.



Real Estate Brokerage & Closing Agent: Attorney William Shafer, Waukon, IA and Sweeney Auction Realty Services, Waukon, IA.

John H. Simmons Estate
810 9th St. SW, Waukon, IA
Administrator: David Hahn

SWEENEY
AUCTION
SERVICE

Not responsible for accidents.
CLERK: Sweeney Auction Service

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