

236 ACRES M/L ALLAMAKEE COUNTY REAL ESTATE AUCTION

Tuesday, February 16, 2021

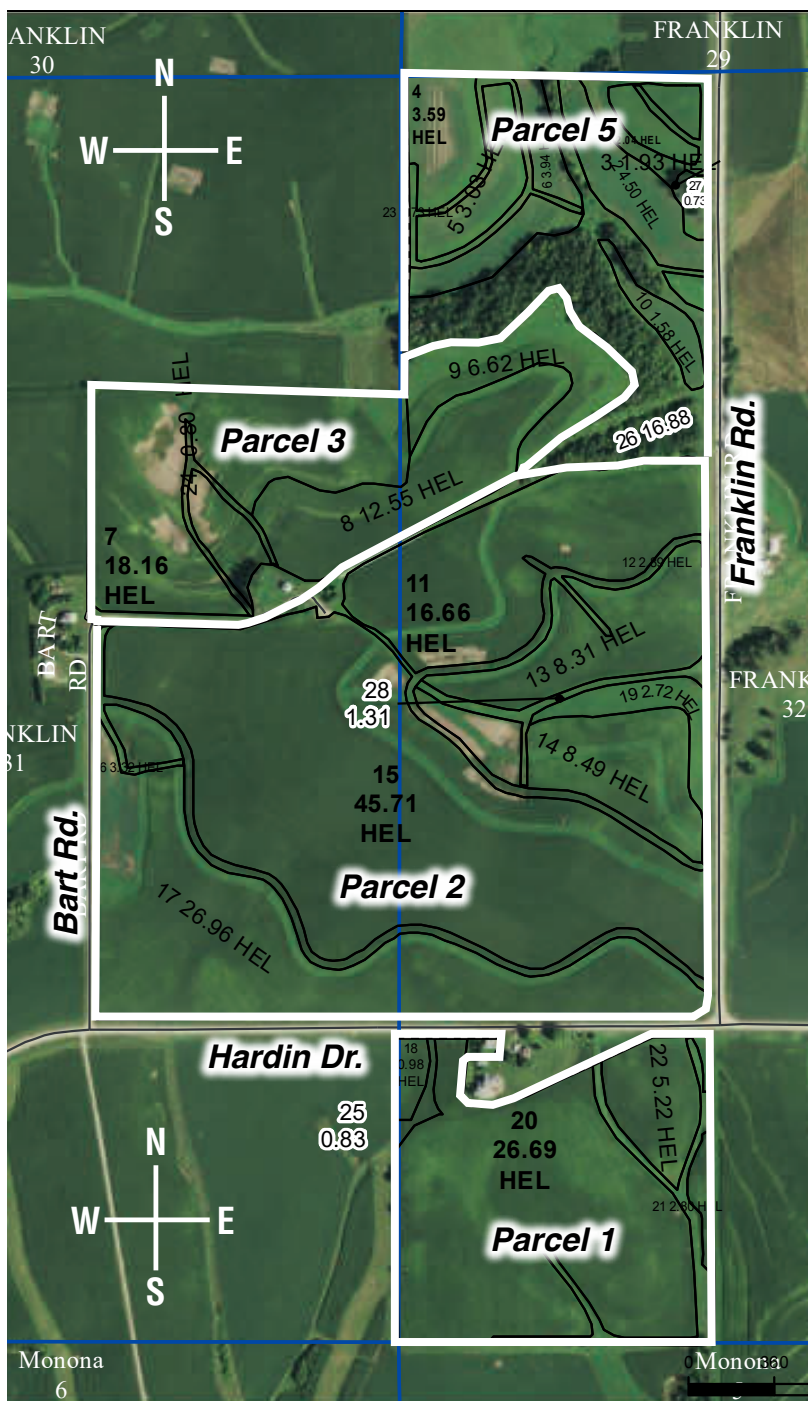
Beginning at 10:00 A.M.

Sale Location: Sweeney Auction Center, Waukon, IA

Farm is located 2 Mi. N of Luana, IA on Cty X16 & ¾ Mi. E on Hardin Drive OR
7 Mi. NW of Monona, IA OR 5 Mi. E of Postville, IA



**236 Acres M/L with
App. 211 Acres Tillable
Located in Sections 31 &
32 of Franklin Township,
Allamakee County, IA.
Offered in 7 Parcels.**



Parcel 1: App. 36.5 Acres with 35.69 Acres Tillable, 53.8 CSR2. Has a 39'x54' Machine Shed. Good Road Frontage to the North on Hardin Drive.

Parcel 2: App. 122.5 Acres with 115.06 Acres Tillable, 67.5 CSR2. Great Road Frontage & Access on 3 Sides.

Parcel 3: App. 40 Acres with 38.13 Acres Tillable, 51.7 CSR2. Has. App. 17,000 Bu. Grain Bin for Storage w/Fan. Recent Tile and Terrace Work Done. Road Access from the South on Bart Rd.

Parcel 4: Combination of Parcels 2 & 3. App. 162.5 Acres with 150.75 Acres Tillable, 63.6 CSR2 & Grain Bin. Nice attractive combination with tillable ground and great road access.

Parcel 5: App. 37 Acres with 22.34 Acres Tillable, 35.9 CSR2 and Wooded Areas. This is a nice piece with some tillable ground that has had some tile work done and woods for hunting or recreation, as well as potential for a future home or cabin site. Good Road Access from Franklin Rd.

Parcel 6: Combination of Parcels 2, 3 & 5. App. 199.5 Acres with 173.09 Acres Tillable, 60.1 CSR2, Grain Bin, and Wooded Areas. This consists of the land lying on the North Side of Hardin Road, and offers a nice package of tillable ground with good road access as well as wooded areas.

Parcel 7: Complete Farm. App. 236 Acres with 211.22 Acres Tillable, 59.1 CSR2, 135.1 Acres Corn Base, 58.3 Acres Soybean Base. Great Road Access & Frontage throughout the Farm and located just a short drive from Luana, Monona, or Postville. Taxes App. \$6,202 a year.

Auctioneer's Note: This is a great opportunity to bid on individual parcels or a complete farm to suit your needs! Farm has had good conservation practices and grid sampling done in Spring 2020. The New Buyer will have possession for Spring 2021 Farming. If you've been looking for land in the area or wanting to expand your operation, make plans to check out this property.

Method of Auction: 10% Down Payment Tuesday, February 16, 2021. Balance Due on Possession around April 1, 2021, with the possibility of new buyer taking possession earlier for fieldwork purposes. This sale is not contingent upon financing and Sells AS IS & Subject to Approval. Announcements Made Day of Auction Precedence Over Printed Materials.



Real Estate Brokerage & Closing Agent:
Attorney Matthew Erickson, Postville, IA and
Sweeney Auction Realty Services, Waukon, IA.

SBJ Farms LLC Bruce & Jeremy Schultz

Contact Jeremy at 563-880-0382

165 Bart Rd., Luana, IA

Sale Held Sweeney Auction Service Center, Waukon, IA

**SWEENEY
AUCTION
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Not responsible for accidents.
CLERK: Sweeney Auction Service

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