

185 ACRE M/L ALLAMAKEE COUNTY REAL ESTATE

# AUCTION

## Friday, November 3, 2017

Beginning at 10:00 A.M.

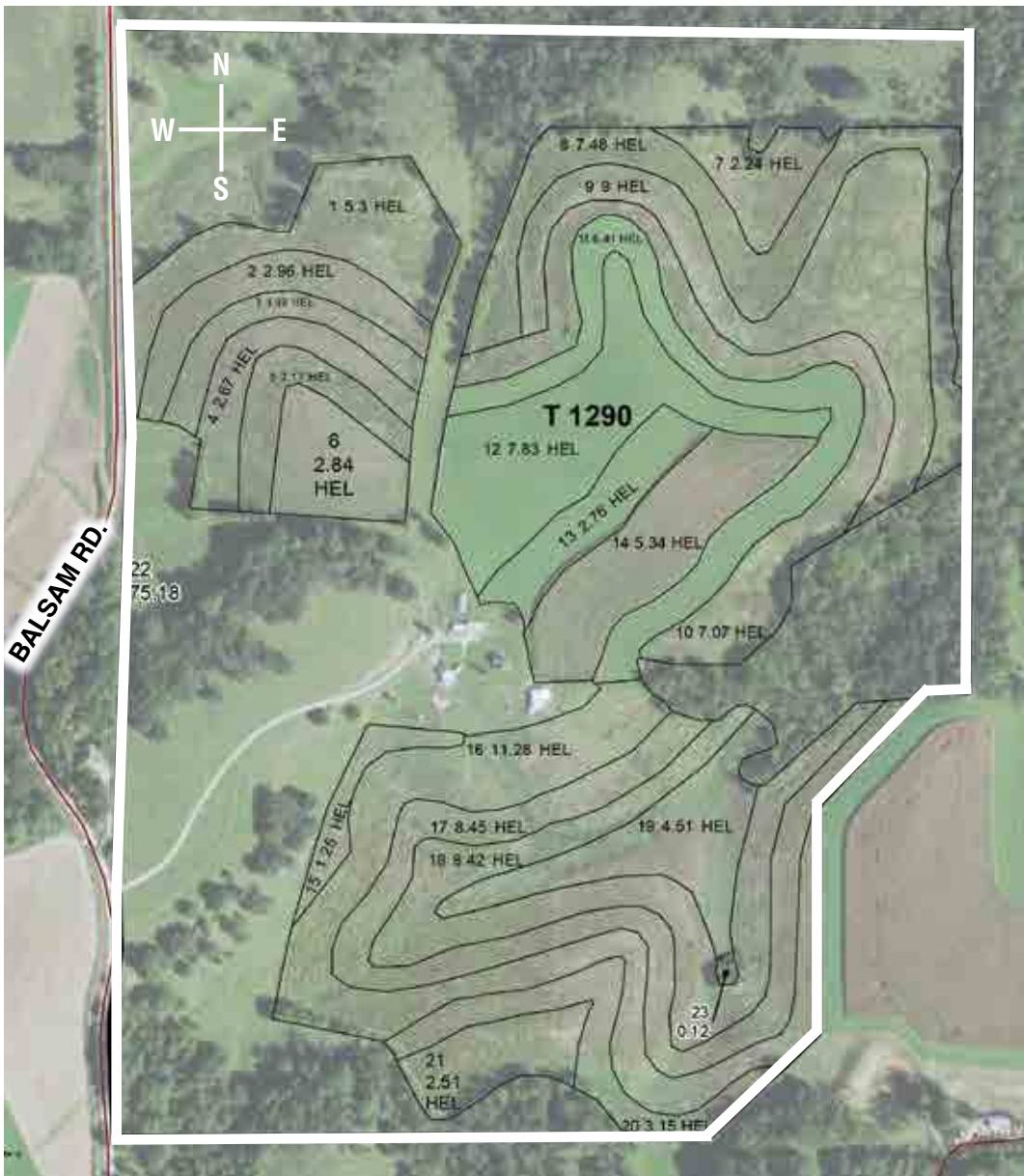
Sale Location: Sweeney Auction Center, South Edge of Waukon, IA



App. 185 Acres M/L  
Located in  
Section 8 of  
Waterloo Township  
in Allamakee  
County, IA



Farm is located 5 Mi. NW of Dorchester, IA on Dorchester Dr. A16 & ¼ Mi. N on Balsam Dr. W60 OR 7 Mi. SE of Spring Grove, MN



App. 185 Acres including App. 105 Acres Tillable with 83 Acres that has just come out of the CRP Program, 66.6 CSR2, 21.7 Acre Corn Base. Balance is Woods, Pasture Areas and Country Home & Buildings Located in Waterloo Twp Section 8. Includes a Charming 4 Bedroom Home that has been Very Well Maintained w/New Water Heater, Newer Furnace, and Patio & Porch to Enjoy the Breathtaking Views. Outbuildings for Storage & Livestock, as well as Pastures with New Interior Fences. Good Road Access on Balsam Rd. W60. The New Buyer Can Make Arrangements to have Possession of the Cropland for Fall Field Work. The Ruds will Continue to Live in the Home until August 1, 2018 and the New Buyer will be Reimbursed Rent. Taxes App. \$4,064 a year. This Farm Offers a Hard-to-Find Combination of Cropland, Woods & Pasture Areas with a Nice Country Home & Buildings in a Very Scenic Setting!

**PROPERTY INSPECTION:**  
Friday, October 20, 1:00 PM to 4:00 PM

**Method of Auction:** 10% Down Payment November 3, 2017. 40% Due on Possession End of December 2017 with Remaining 50% Due First Week of January 2018 on a Short Term Contract. New Buyer will Take Possession of the House & Garage August 1, 2018 and will Receive a Rent Reimbursement. This Sale is Not Contingent Upon Financing and Sells AS IS and Subject to Approval. Announcements Made Day of Auction Take Precedence Over Printed Materials.

**Auctioneer's Note:** This is a great opportunity to purchase a farm with tillable land, pasture, wooded areas for hunting & recreational opportunities with a nice home & buildings. If you've been looking for land in the area or wanting to expand your operation, you won't want to miss this opportunity! Make plans to look at this property and make your own inspections!

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



# Darryl & Lorraine Rud

2913 Balsam Rd., Dorchester, IA  
Sale Held at Sweeney Auction Center, Waukon, IA

SWEENEY  
AUCTION  
SERVICE

Not responsible for accidents.  
CLERK: Sweeney Auction Service

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AUCTIONEERS



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Tradition  
for 51 years.



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