

LAND AUCTION

66.85 AC± | 1 TRACT | CHICKASAW CO, IA



LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 9/23/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: PROTIVIN COMMUNITY CENTER

103 SOUTH MAIN STREET, PROTIVIN, IA 52163

Located in Chickasaw County, Iowa, this 66.85± acre property offers a combination of income-producing CRP acreage, established wildlife habitat, and recreational opportunities. With 40.43± acres currently enrolled in the Conservation Reserve Program (CRP), the property generates an annual payment of \$13,321 through September 2026. The sellers have indicated they are currently in the process of re-enrolling the CRP acreage, subject to USDA approval and program requirements.

The CRP acres provide established native cover that supports soil conservation while creating quality habitat for a variety of wildlife. This combination of conservation practices and annual income makes the property an attractive option for buyers seeking recreational land with an existing income stream.

Beyond the CRP acreage, the remaining land adds diversity to the property and contributes to its recreational appeal. The mix of habitats provides opportunities for hunting, wildlife observation, hiking, and other outdoor activities. Buyers should verify all applicable hunting regulations and any CRP restrictions that may apply.

The property's size offers flexibility for a variety of ownership goals. Whether you are looking to expand your land portfolio, purchase recreational acreage with annual income, or invest in a tract with established conservation practices, this property offers multiple uses while maintaining the benefits of an existing CRP contract.

The current CRP agreement provides annual payments of \$13,321 through September 2026. The sellers are actively pursuing re-enrollment, although future acceptance and payment amounts will depend upon USDA approval and the terms of any future CRP contract. Interested buyers are encouraged to work with the local Farm Service Agency to review eligibility requirements, contract details, and transfer procedures.

Located in northeast Iowa, the property provides convenient access to nearby communities while offering the privacy and rural setting many land buyers appreciate. Chickasaw County has long been recognized for its agricultural heritage and outdoor recreation opportunities, making this tract suitable for those seeking both income-producing land and recreational enjoyment.

Whether your goals include conservation, hunting, investment, or long-term land ownership, this 66.85± acre property provides an opportunity to acquire a tract with established CRP income, diverse habitat, and future management possibilities.

Deeded Acres:	66.85± acres
FSA Farmland Acres:	40.43± acres
Soil Types:	Mostly Burkhart Sandy Loam with Spillville Loam
Soil PI/NCCPI/CSR2:	38 CSR2
CRP Acres/Payment:	40.43± / \$ 13,321 through September 2026
Taxes:	TBD
Lease Status:	Enrolled in CRP
Possession:	Immediate possession
Survey Needed?:	Completed
Brief Legal:	66.85± acres pt E ½ SE ¼ S4 T96N R11W Chickasaw Co IA
PIDs:	19-08-04-4-75-001
Lat/Lon:	43.1572, -92.1416
Zip Code:	52154

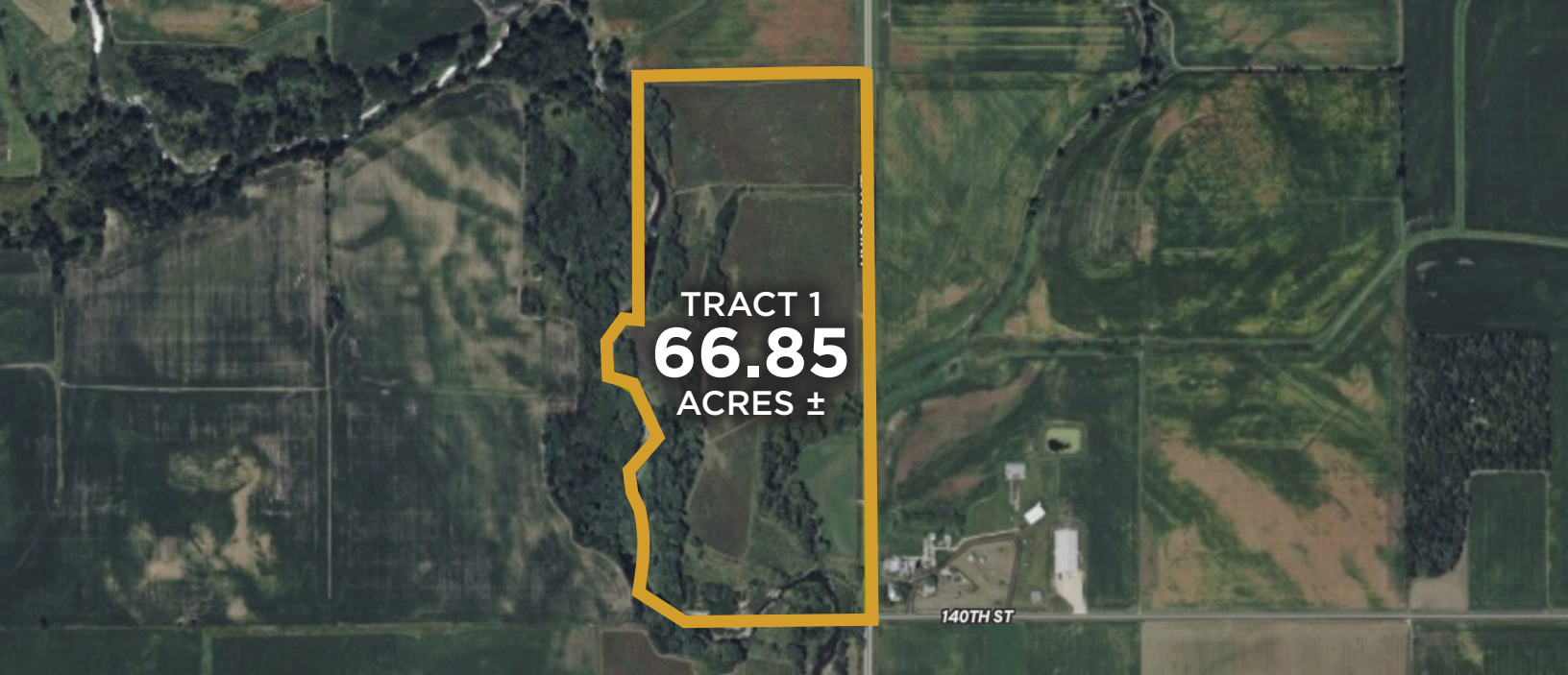
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
BRENT GROSSE, AGENT: 319.240.7707 | brent.grosse@whitetailproperties.com

SELLER'S ATTORNEY: PAT DILLON
563.578.1075 | PATDILLON@DILLONLAWPC.COM

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GO TO RANCHANDFARMAUCTIONS.COM FOR MORE INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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TRACT 1
66.85
ACRES ±

140TH ST

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