

# LAND AUCTION

40.48 AC± | 1 TRACT | WINNESHIEK CO, IA



LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE:** 8/4/26 **AUCTION TIME:** 11 AM CT

**AUCTION HELD AT:** PINTER'S EVENT CENTER  
2475 STATE HWY 9, DECORAH, IA 52101

Located in Glenwood Township of Winneshiek County, Iowa, this 40.48± acre tract presents an opportunity to own land in the scenic Driftless Region of northeast Iowa. The property is classified as agricultural land and consists of 40.48± gross acres with an average CSR2 rating of approximately 52.03. The diverse soil composition includes Fayette, Otter-Worthen, Village, Dubuque, and Paint Creek soil types, providing a mix of productive and rolling terrain characteristics commonly found throughout the region.

The parcel is situated in Section 4, Township 98 North, Range 7 West, within the Decorah Community School District. The property's agricultural classification and soil profile may appeal to buyers seeking a landholding with potential agricultural, recreational, conservation, or long-term ownership objectives. Buyers are encouraged to conduct their own due diligence regarding zoning, permitted uses, access, utility availability, conservation programs, and any intended improvements.

Winneshiek County is widely recognized for its scenic topography, wooded ridges, limestone bluffs, and agricultural heritage. This parcel offers ownership in an area known for its diverse landscape and outdoor recreation opportunities. Whether the objective is land ownership, agricultural use, conservation practices, or recreational enjoyment, this tract provides a manageable acreage size in a highly desirable region of northeast Iowa.

The property's soil inventory reflects a variety of land classes and slopes, contributing to the area's characteristic rolling terrain. Fayette silt loam soils comprise a significant portion of the acreage, along with Otter-Worthen complexes and other soil types that support the agricultural classification of the tract.

The parcel currently carries no residential dwelling or agricultural building improvements. This creates flexibility for future ownership plans, subject to applicable regulations and approvals. Conveniently located within Winneshiek County, the property enjoys proximity to several communities and services while maintaining the privacy and character associated with rural northeast Iowa land ownership. The tract's size and agricultural classification make it a potential consideration for those seeking a combination of open land ownership and recreational enjoyment in one of Iowa's most distinctive landscapes.



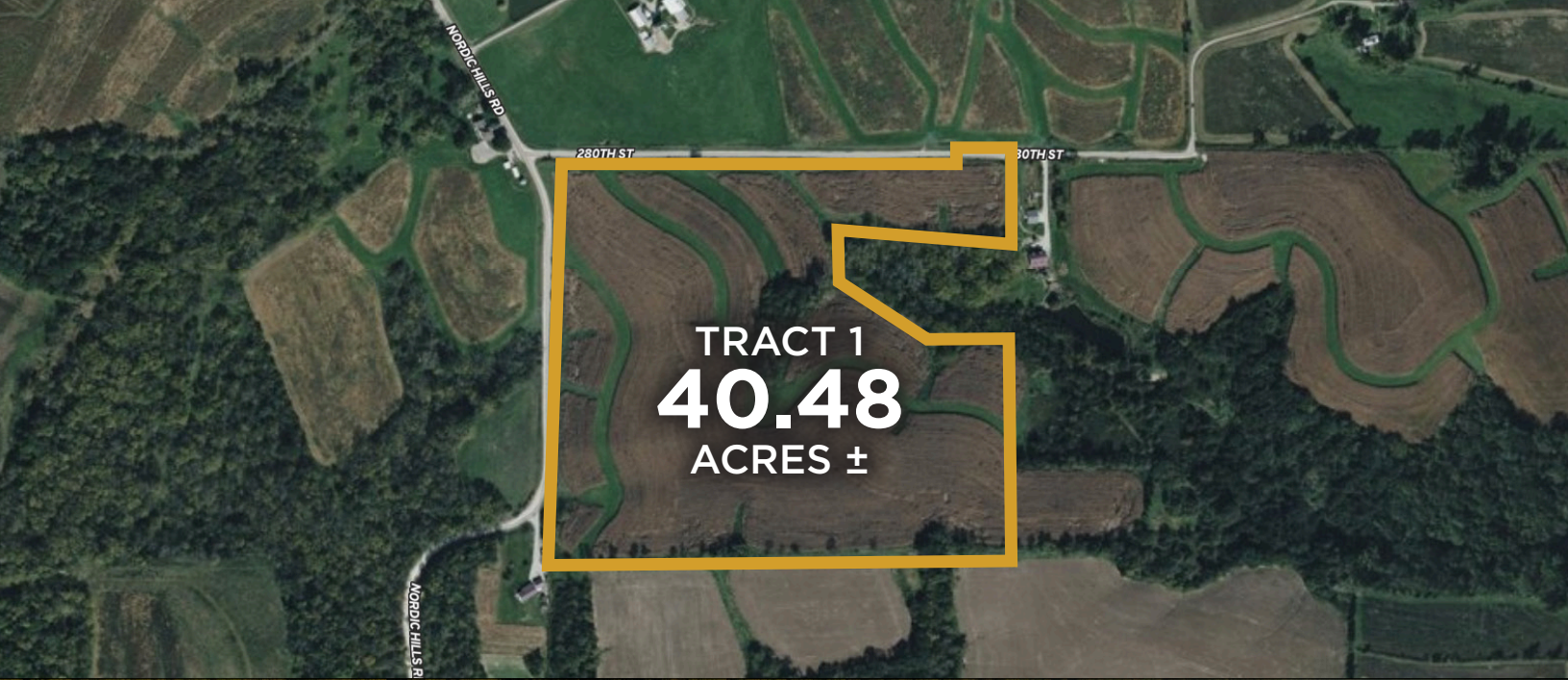
<b>Deeded Acres:</b>	40.48± acres
<b>FSA Farmland Acres:</b>	38.17± acres
<b>Soil Types:</b>	Fayette, Otter-Worthen, Village, Dubuque, and Paint Creek soil types
<b>Soil PI/NCCPI/CSR2:</b>	52.03 CSR2
<b>CRP Acres/Payment:</b>	NA
<b>Taxes:</b>	\$944
<b>Lease Status:</b>	Open Tenancy for 2027 crop year
<b>Possession:</b>	Immediate possession subject to the current tenant's rights for 2026
<b>Survey Needed?:</b>	No survey needed
<b>Brief Legal:</b>	pt NW ¼ NE ¼ and part NE ¼ NE ¼ S4 T98N R7W Winneshiek Co IA
<b>PIDs:</b>	120420001000
<b>Lat/Lon:</b>	43.342181,-91.673587
<b>Zip Code:</b>	52101

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
BRENT GROSSE, AGENT: 319.240.7707 | [brent.grosse@whitetailproperties.com](mailto:brent.grosse@whitetailproperties.com)

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TRACT 1  
**40.48**  
ACRES ±

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