

LAND AUCTION



137.32 AC± | 2 TRACTS | CLAYTON CO, IA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 12/15/25 **AUCTION TIME:** 6 PM CT

AUCTION HELD AT: ARLINGTON COMMUNITY EVENT CENTER
853 MAIN ST, ARLINGTON, IA 50606

Ranch & Farm Auctions is proud to offer an exceptional opportunity to own prime hunting and recreational land, perfectly situated in a highly sought-after area known for its outstanding whitetail and turkey populations. Don't be deceived by the open appearance of the aeries, the contours and terrain features on the property, as well as strategically located food plots, which attract deer, turkeys, and other wildlife from adjacent properties with hard-to-enter blocks of habitat. This property has been carefully groomed specifically for wildlife, offering a turnkey experience for avid hunters and nature enthusiasts. The property generates substantial CRP income, making it an excellent investment to enjoy and create lasting memories with. The property is accessible but not highly visible from hard-surfaced Bush Road, located between Wadena and Volga. If your goal is to build a dream home or cabin, you have several potential build sites, including options for seclusion or extreme views to the North and over the Volga River Valley. The property has current and future timber value present, including Walnut. An area of the farm is currently being utilized as pasture and could be eliminated or expanded for horses or other livestock. Call today for your private showing.



TRACT 1 DESCRIPTION: 16.96± ACRES

Tract 1 consists of 16.96± acres of mostly income-producing CRP acres. This would make a great building site upon expiration/termination of the CRP contract. Several site locations exist with premium views in multiple directions. Access from hard surfaced Bush Rd allows quality country living without the gravel road headaches. The 12.04 acres enrolled in CRP through 2027 generates \$227.20 per acre or \$2735.48 annually

TRACT 2 DESCRIPTION: 120.36± ACRES

Tract 2 consists of 120.36± combination acres including CRP, timber, hay fields, pasture and established foodplots. These acres are easily accessed from Bush Rd. but offer ultimate privacy and seclusion from passing traffic. The aerial can be deceiving from a hunting standpoint but the contours, habitat and other terrain features provide plenty of security to the deer and other wildlife living in the area. This portion of the property includes 61.15 acres of CRP in 2 separate contracts generating \$13,099 annually. Current and future timber values are present on the farm. Portions of the farm currently used for hay production and pasture could be expanded or repurposed for other uses. All parts of the tract are easily accessed by 4x4, UTV or foot travel.



Tract #:	Both Tracts
Deeded Acres:	137.32± acres
Soil Types:	Fayette silt loam Fayette-Dubuque silt loams
Soil PI/NCCPI/CSR2:	24.24 CSR 2
CRP Acres/Payment:	73.19 acres/\$15,834 annual payment
Taxes:	\$1800
Lease Status:	Current CRP contract
Possession:	Immediate possession
Survey Needed?:	No survey needed
Brief Legal:	137.32± acres located pt SW ¼ SE ¼ S31T93N R6W and NW ¼ NE ¼, NE ¼ of NW ¼, SE ¼ NW ¼ S6 T92N R6W Clayton Co IA
PIDs:	22-09-31-452-001, 22-13-06-201-001, 22-13-06-126-001, 22-13-06-126-002, 22-13-06-176-001, 22-13-06-176-002
Lat/Lon:	42.81685, -91.60018
Zip Code:	52077

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

BRENT GROSSE, AGENT: 319.240.7707 | brent.grosse@whitetailproperties.com

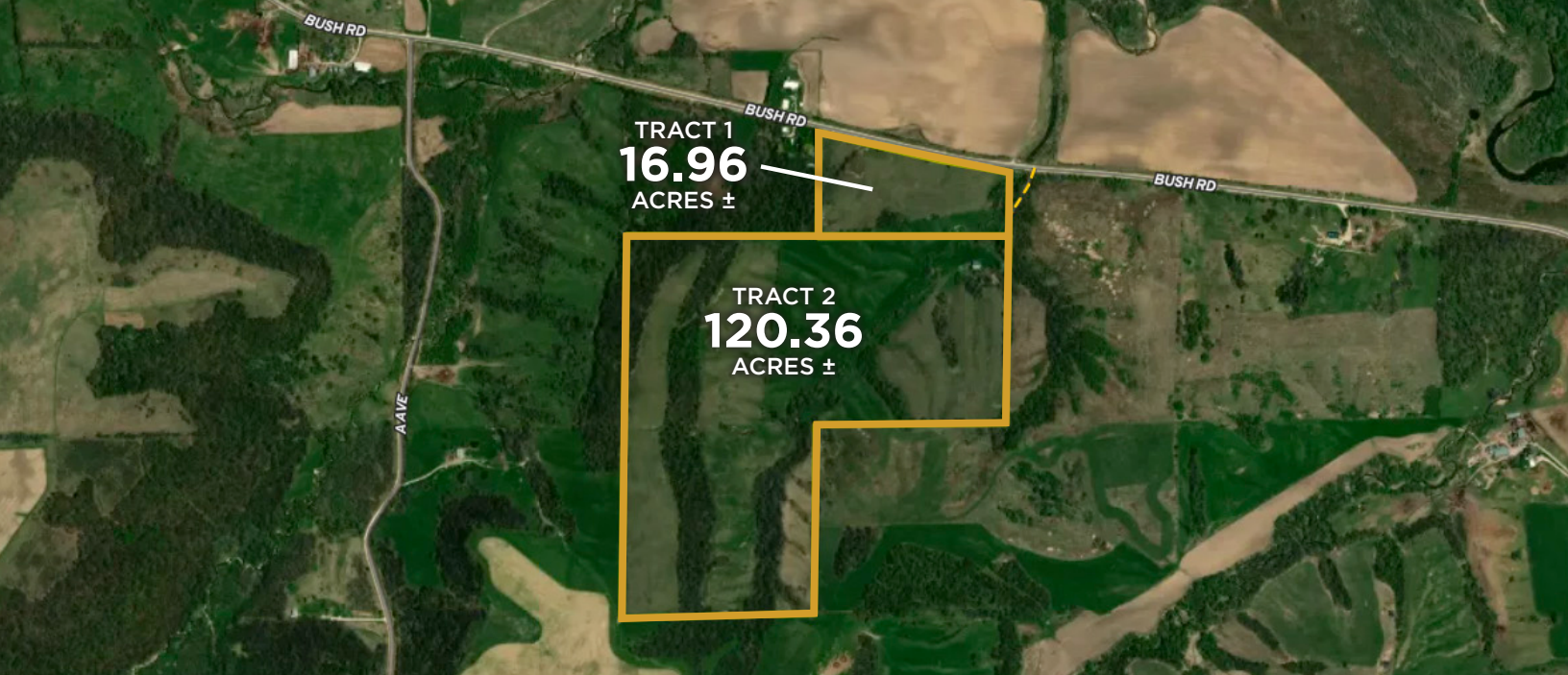
REPRESENTING ATTORNEY: SAUR & SAUR

120 E CHARLES ST, OELWEIN, IA 50662 | 319-283-1212

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

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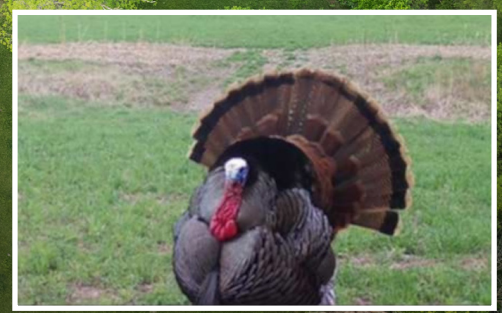


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