

LAND AUCTION



146.62 AC± | 3 TRACTS | CLAYTON CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/7/22 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: EDGEWOOD EVENT CENTER
303 N WASHINGTON STREET | EDGEWOOD, IA 52042**

This is a great opportunity to buy a farm with excellent hunting potential and investment qualities. The CRP contracts give this property strong annual income. The property is located in an area well known for its trophy whitetail potential and this farm's hunting history includes some very impressive animals. The entire farm generates \$19,858 annually from 2 CRP contracts (25.32 acres @ \$240 through 9/30/2026 and 51.09 acres @ \$300 through 9/30/2031). These tracts are located just a short distance South of the Turkey River and about 20 a minute drive to the Mississippi River at Guttenberg. The property also features a 50 x 56 Hay and livestock shed(built in 1983) and approximately 7 acres of newly fenced and divided pasture with multiple gates that is ready to go come Spring. The Southern end of the farm would make an awesome building site with some spectacular long views of the surrounding area.



TRACT 1: 78.66 +/- ACRES

This 78.66 acre tract features a majority of the income producing acres (approximately 57 acres with final acreage TBD by Clayton County FSA) with top access and lots of edge habitat that will make for some great hunting opportunities for both deer and turkeys. The layout creates a spot for just about any possible wind direction and topography allows stealth entry to most areas of the parcel. Access will be by short legal easement from Marengo Rd if the tract is purchased individually. This property has an established food plot in the NE corner and could potentially have more acres added subject to FSA approval.



TRACT 2: 30.41 +/- ACRES

This 30.41 acre parcel has a lot of features packed in for its size. Incredible views in multiple directions and 2 access locations from Marengo Road give this tract some real building site potential, whether your dream is to build a getaway cabin or your forever home. The property has approximately 19 acres of income producing acres currently enrolled in CRP. Options exist to remove some acres subject to FSA for building or other purposes with a CRP buyout. Two nice wooded draws on the SE part of the property should ensure lots of frequent wildlife encounters throughout the year here.



TRACT 3: 37.55 +/- ACRES

This 37.55 acre parcel is mostly wooded and can be used in a variety of ways. The small field currently enrolled in CRP located in the NW corner of the property could be a killer food plot location in the future. The 7 plus acres of newly fenced pasture could also be utilized as a food plot if livestock is not part of your plans. The 56 x 50 metal shed could be used for many things but has mostly been used for equipment storage in recent years. This tract has direct access from Marengo Road and a well is on the property if the new owner wishes to enter a shared well agreement with the seller.

**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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