

# Growthland

Appraisals, Management, Brokerage, & Advising

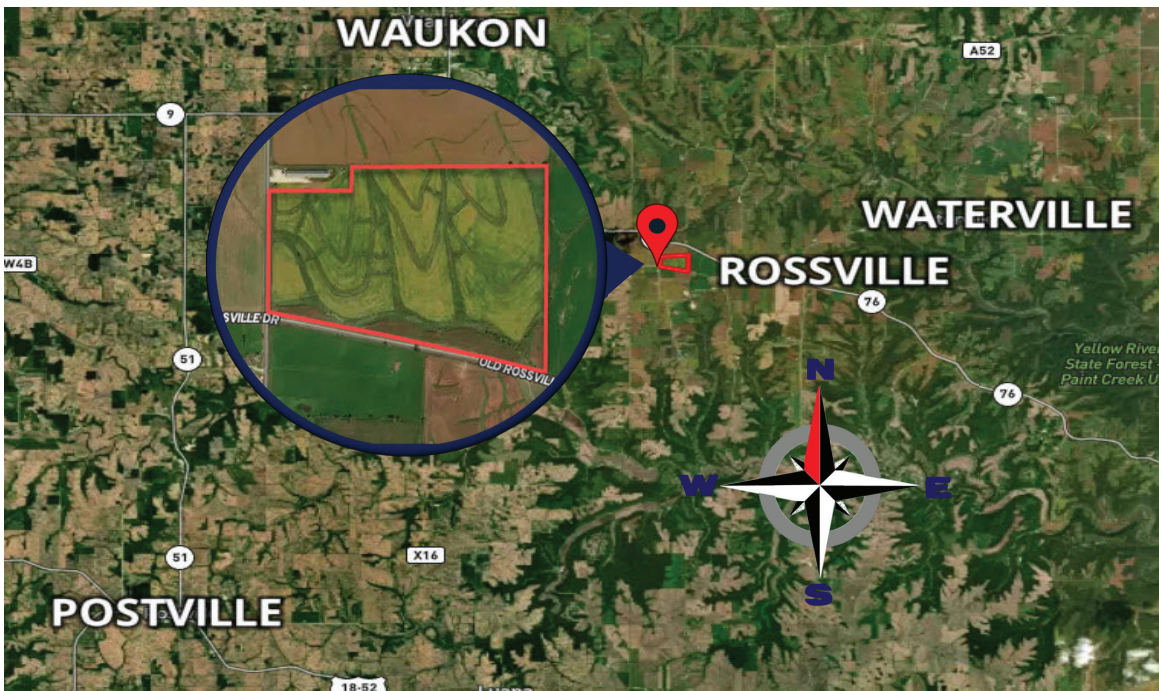


**Offers Due by**  
**Thursday, April 17th at**  
**12 PM Noon**

See page 2 for submission process

**FARMLAND**  
**AVAILABLE FOR BID**

Allamakee County, IA  
90 Acres M/L



## JOHN AIRY

Real Estate Agent, Farm Manager  
Auctioneer

Licensed In Iowa

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## Offer Submission Process

Allamakee County, IA  
90 Acres M/L

### Offer Process

- Prospects will submit offers via customized bid form by **Thursday, April 17th, 2025 at 12 PM NOON CDT. Ask Agent for bid form.**

### Seller Options

#### Round One Bidding Process:

- Prospects will submit a bid **by Thursday, April 17th, 2025 at 12 PM NOON CDT. Ask Agent for bid form.**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

#### Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

#### Round Two Bidding Process:

The highest bid will be disclosed to the remaining bidders.

- Bidders will be asked to submit highest and final bid **by Friday, April 18th, 2025 at 12 PM NOON CDT.**
- Seller can accept one of the bids after all final bids have been submitted with winning bidder being notified by **April 18th, 2025, at 5 PM CDT.**

### Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

### Closing

Ideally close within 30 days of final offer date.

### Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s). Farm is available for the 2025 crop season. Survey boundaries for the swine building located on the northwest corner of the property will be identified at the seller's expense.

### Agency Disclaimer

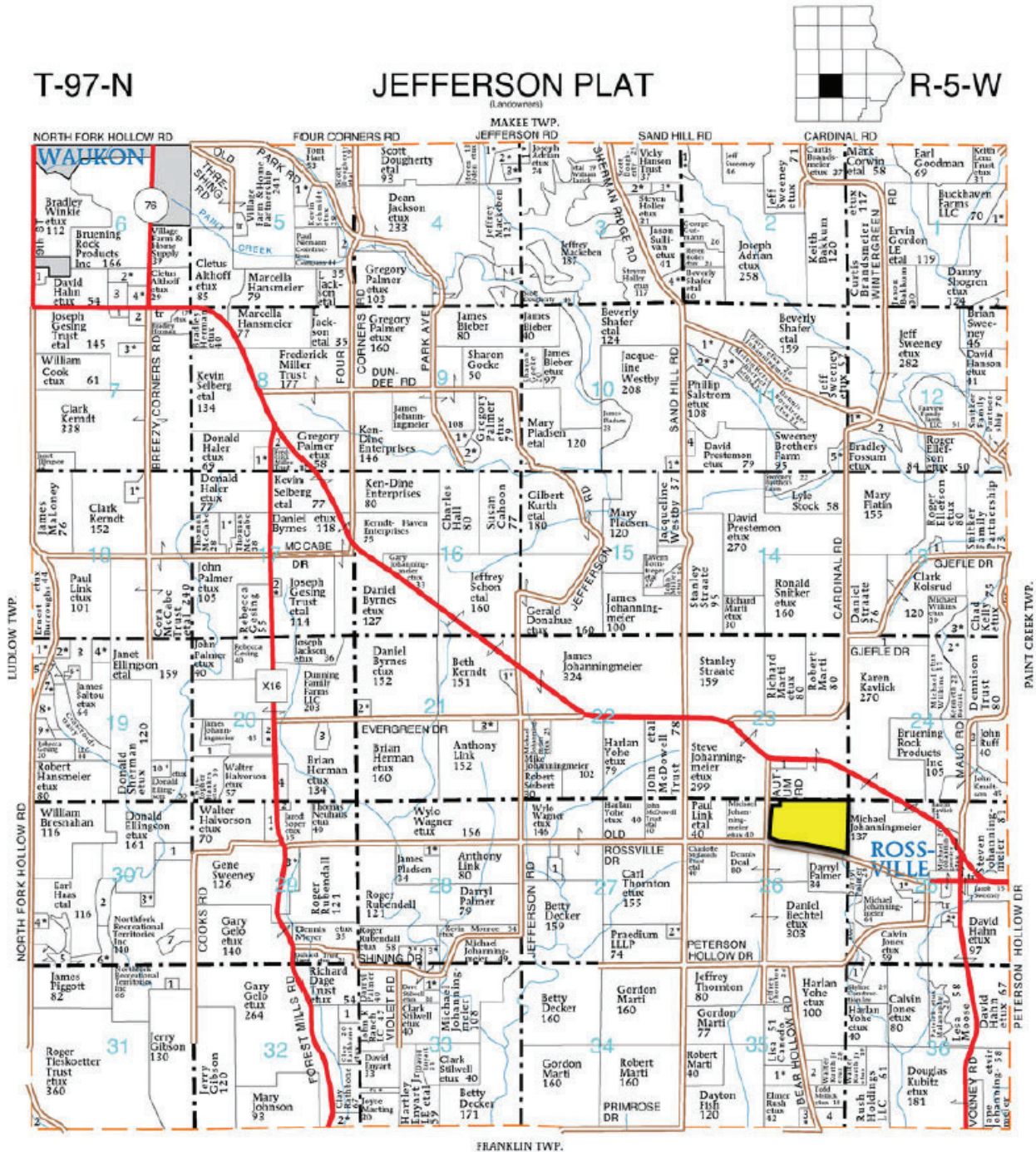
Growthland and their associates are agents of the Seller.

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## Plat Map

Allamakee County, IA  
90 Acres M/L



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## Property Details

Allamakee County, IA  
90 Acres M/L

### Legal Description

The N1/2 NE1/4 and Lot 2 in the SW1/4 NE1/4 and all of the SE1/4 NE1/4 (except Lots 1 and 2 therein) and EXCEPT a tract in the NW corner in Section 26, Township 97 North, Range 5 West of the 5th P.M., Allamakee County, Iowa. Exact legal to come from abstract.

**Township:** Jefferson

### Location

Located five miles southeast of Waukon, Iowa. Bordered on the west by Autumn Road and on the south by Old Rossville Drive.

### Acreage Breakdown:

**Taxable Acres:** 89.73  
**Tillable Acres:** 81.53\*  
**FSA Acres:** 87.56\*

\*Pending FSA Reconstitution. The figures listed are estimates.

**Soil Productivity:** **Tillable CSR2:** 69.8

**Property Taxes:** \$2,774.00

**Parcel Numbers:** 1526200004

**School District:** Allamakee Community

**FSA Farm Base Acres:**

<b>Corn Base Acres:</b>	31.4
<b>Corn PLC Yield:</b>	161
<b>Bean Base Acres:</b>	14.4
<b>Bean PLC Yield:</b>	43
<b>Oats Base Acres:</b>	0.3
<b>Oats PLC Yield:</b>	64
<b>Barley Base Acres:</b>	2.9
<b>Barley PLC Yield:</b>	47

### Comments:

A nice opportunity in Allamakee County! 81.53 tillable acres with a CSR2 of 69.8, offering solid yield potential. Bordered by Autumn Rd & Old Rossville Dr.  
A great option for farmers or investors.

# Aerial Map



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Boundary Center: 43.194256, -91.394571

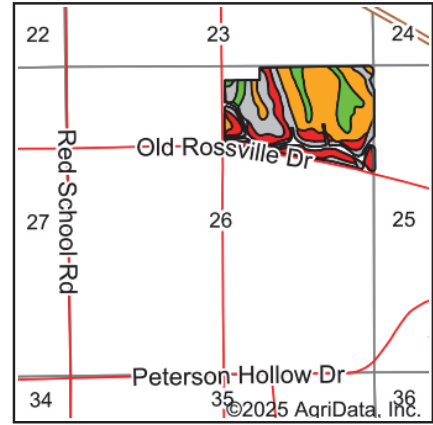
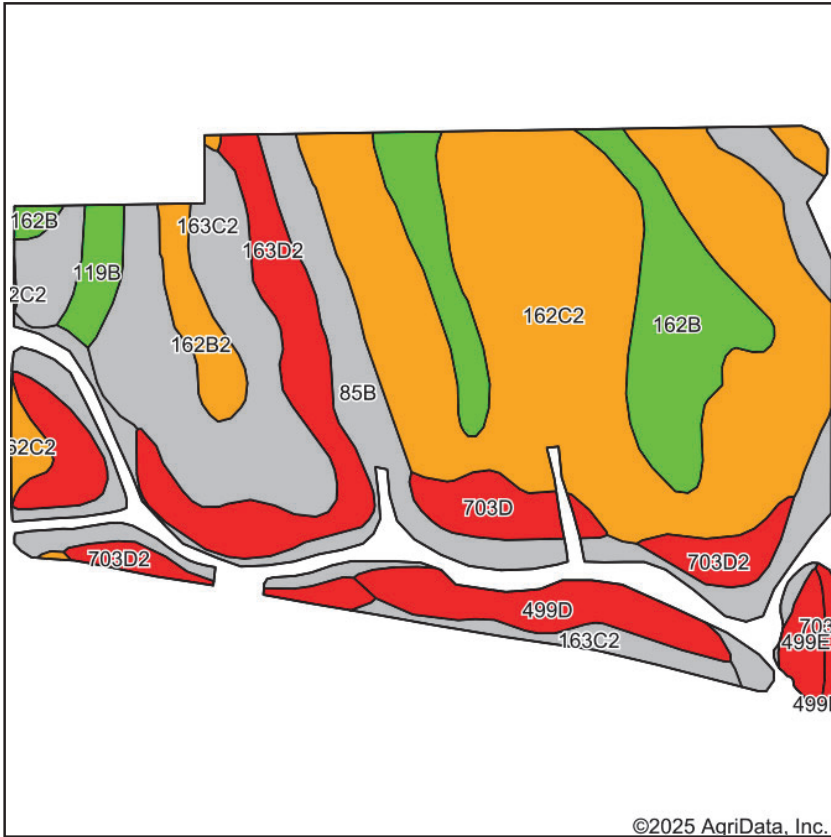


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**26-97N-5W**  
**Allamakee County**  
**Iowa**



# Tillable Soils Map



State: **Iowa**  
 County: **Allamakee**  
 Location: **26-97N-5W**  
 Township: **Jefferson**  
 Acres: **81.53**












## Growthland

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Soils data provided by USDA and NRCS.

Area Symbol: IA005, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	29.82	36.7%		80
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	12.11	14.9%		72
85B	Eitzen silt loam, 2 to 5 percent slopes	11.85	14.5%		79
162B	Downs silt loam, 2 to 6 percent slopes	8.75	10.7%		90
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	7.19	8.8%		46
499D	Nordness silt loam, 9 to 14 percent slopes	3.20	3.9%		5
703D2	Dubuque silt loam, 9 to 14 percent slopes, moderately eroded	2.73	3.3%		13
703D	Dubuque silt loam, 9 to 14 percent slopes	1.91	2.3%		14
162B2	Downs silt loam, 2 to 6 percent slopes, moderately eroded	1.79	2.2%		87
119B	Muscatine silt loam, 1 to 4 percent slopes	1.22	1.5%		95
499E	Nordness silt loam, 14 to 18 percent slopes	0.96	1.2%		5
<b>Weighted Average</b>					<b>69.5</b>

\*\*IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

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- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Cropland
  - Tract Boundary
  - Iowa Roads

**Wetland Determination Identifiers**

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

**SHARES:**

Tract Cropland Total: 82.38 acres

2025 Program Year  
Map Created November 19, 2024

**Farm 6760**  
**Tract 900**  
**Non-Irrigated**

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USDA is an equal opportunity provider, employer, and lender.



## *Property Photos*

Allamakee County, IA  
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Northwest corner looking southeast



Northeast corner looking southwest

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## *Property Photos*

Allamakee County, IA  
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Southwest corner looking northeast



Southeast corner looking northwest