264 +/- Acres in 5 Tracts in Fayette County

Tons of field edges, a variety of habitats and great access options combined with quality whitetails consistently found here make this a truly outstanding property. This farm hunts a lot bigger than it is because you can hunt with any wind direction due to the multiple areas of bedding cover, good trails, and elevation changes. The Turkey River serves as a boundary for much of the property and adds more high-quality recreational opportunities throughout the year.

The large percentage of acreage in CRP not only create more highly attractive wildlife habitat but also provides a great return on investment not always found on a hunting tract of this quality. The cabin has a great layout and completes the full getaway experience that your family or guests will fall in love with no matter what the reason for their visit. The barn is in great condition, currently being used as storage but has great potential.

The food plots, blinds and tree-stands have all been put in very strategic locations that were thoughtfully planned for low intrusion. Miles of trails connect all these locations and make travel on the farm enjoyable. Properties do not get more turnkey than this and the season is right around the corner.

Open: 1-5pm Sunday March 29 & April 5

Auctions: 11am Thursday April 16 at Echo Valley Banquet Center 10201 Harding Road West Union, IA 52175

Bid on location or live online at auctionnetwork.com

Prefer Not to Wait for the Auction? Submit a Pre-Auction Offer

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Auctions Thursday April 16

Tract 1

40+/- ac with approximately 20 acres (TBD) enrolled in CRP @ $249.03 per acre thru 2023. This tract represents a solid investment with outstanding hunting potential. Great access coming off Eagle Road on the Northwest corner of the property allows easy entry by foot or vehicle.

See the trail camera pictures taken on this part of the property. A truly outstanding under 50 acre combination farm with building potential.

Tract 2

140+/- acres Phenomenal hunting tract with CRP income. Outdoor minded enthusiasts are going to love what this tract has to offer both from a hunting and fishing standpoint. Extremely diverse habitat found at several elevations helps this farm hunt much larger than you would expect, the ideal layout and terrain features include abundant edge also contribute to this great quality. Most of the preferred bedding and holding habitat is centrally located allowing lots of hunting options for any wind direction.

Access from multiple locations also creates ideal entry and exit situations. The Turkey River borders the property on part of the South border, another key feature. Both turkey and whitetail deer hunting success have been a consistent part of its history along with outstanding year-round stream fishing opportunities for Walleyes and Smallmouth Bass. The approximately 57 acres of CRP enrolled thru 2023 @ 249.03 per acre makes it a solid investment that could provide many priceless outdoor memories.

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Tract 3

2.5 +/- acres with home detached garage and barn. The recently renovated home is located in a great setting for anyone wanting a quiet, part-time or full-time get away. It sits at the dead end of 275th street and has a gated entrance. The giant old pines that partially border the tract really enhance the country vibe you will get here.

The new detached 24x24 garage (2019) gives you a place to hide your vehicles and the renovated 32x48 barn has potential to be used for just about anything you can imagine. The home was recently remodeled with a rustic design and has 1,385 +/- square feet of total gross living area. The kitchen and living area will not disappoint and need to be seen to be fully appreciated. The large yard will be perfect for get-togethers with friends and family.

Tract 4

70 +/- acres. Some of the best escape and bedding habitats, when it comes to buck preference, are found in abundance on this tract. River bottom willow thickets are buck magnets for most of the season and warm season grasses can hold more bucks per acre than standing corn.

The 21.86 acres of CRP grass generates an annual payment of $3,386, making it a solid investment. The property is bordered on the west side by about a half mile of Turkey River, on a stretch well known for kayaking, canoeing and excellent fishing for Smallmouth Bass and other popular species.

Tract 5

15 +/- acres. When considering a quality hunting property of this size, one should look at it with 3 major components in mind.

1) Is it in a good area for trophy class animals?

2) When looking at an aerial, does the property connect large blocks of obvious habitat on adjacent properties?

3) Are there adequate features on the property that will draw animals to it, food and water, thick bedding or escape cover or terrain features and limited road frontage to name a few?

If you look at all the aerials for this tract you can see many of the quality features needed for it to be considered as a quality smaller hunting tract. Other great features of this property include over a half mile of Turkey River frontage, one of the most popular rivers in this part of the state for a long list of recreational opportunities including kayaking, canoeing and stream fishing.

Imagine the memories you and your family and friends could make all year long on your own private sand bar beach. A very affordable all-season memory factory that won’t last long.
Terms of Sale

Thank you for participating in this Williams & Williams Auction. It is important that you familiarize yourself with the terms and conditions as all sales are final and irrevocable. The terms of sale are non-negotiable. Good luck and good bidding!

Registration at the auction (online and/or in person) finalizes each bidder’s agreement to the terms and conditions of sale as stated in the Contract and its Addenda which are incorporated by reference into your bidding. Do not bid until you have read the terms and conditions. By bidding you are representing to Williams & Williams (“Broker” and/or “Auctioneer”) and the seller that you have read and agree to be bound by the terms and conditions for this sale as stated herein. DO NOT BID unless you have registered, received a Bidder’s Card and Auction Day Notes, and have read and agreed to be bound by the terms of sale in the Contract as they are enforceable against you upon becoming a high bidder.

All properties are sold “AS IS, WHERE IS” with no financing, inspection or other contingencies to sale. Williams & Williams represents the Sellers only and does not inspect properties on bidder’s behalf. Read the Contract and Auction Day Notes to determine the existence of any disclosures, exclusions, representations and disclaimers. Do not bid if you have not inspected the property(s). By bidding you agree to all disclosures.

Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract (any mobile/manufactured housing not legally affixed to the property shall only be conveyed by a Hold Harmless Agreement or Quit Claim Bill of Sale unless otherwise noted in the Disclosures). Current year’s taxes are pro-rated through day of closing as is customary.

A Buyer’s Premium (Buyer’s Fee in WI) of 3% ($2,500 minimum) will be added to the high bid and included in the total purchase price. Please see the Auction Day Notes. The Contract for Sale, and/or the Auctioneer for specifics about the property you wish to bid on.

Each high bidder must make a 10% ($5,000 minimum) non-refundable deposit immediately following auction. Cash, cashier’s checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days. Closing costs generally total approximately $1,500 and include, but are not limited to, title exam, title policy, closing fee and filing costs.

Bidding starts at the nominal Opening Bid(s) indicated and is open to the public. The Auctioneer reserves the right to group, add to, delete, withdraw, consolidate or break down lots and/or quantities offered, to sell out of scheduled sequence, to reject any bid which is only a fraction advance over the preceding bid, to regulate bidding, to accept or reject any or all bids, and to cancel or re-schedule an auction. The Auctioneer will call the sale and control any increments of bidding. To make a bid, raise your hand or Bid Card to be recognized. The bidding usually takes less than 3 minutes for each property. Absentee bids may be accepted at the discretion of the Auctioneer. The Auctioneer reserves the right to enter bids on behalf of absentee bidders. Any mistakes during bidding as to who has the high bid and/or at what price may be called to the Auctioneer’s attention and corrected. The Auctioneer is the sole arbiter and controller of the conduct of the auction and shall be the final and absolute authority without liability to any party.

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Disclosures

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• Escrow. Buyer acknowledges receipt of the Joint Escrow Instructions that modifies the Contract for Sale to provide for a designated Escrow Agent to hold down payment funds. Buyer and Seller agree that the Escrow funds may be held in a trust/escrow account located outside of the state where the Property is located.
• Buyer acknowledges receipt of seller signed disclosures dated 8/11/19 and attached hereto
• Buyer will assume any and all federal and state contracts (the “Contract(s)”) related to participation in the Conservation Reserve Program (“CRP”), Wetlands Reserve Program (“WRP”), or similar state or federal program, which provides payments to the landowner for taking farmland out of production for conservation and related purposes. Buyer agrees to assume or renew each of said Contracts, as required by the controlling governmental agency promptly upon closing, and will provide copies thereof to Seller, if requested. Buyer is solely responsible for, and will indemnify Seller, Seller’s lessees and agents from, all fines, penalties, contract payment forfeitures, and other costs and expenses resulting from Buyer’s failure to timely assume, renew, or comply with the terms of, said Contracts. Seller assigns all right, title, and interest in the Contracts for said real estate to Buyer. Seller will receive a portion of the current-year Contract payment(s) prorated to the date the deed is recorded.

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