

ALLEN**WEBSITE: ALLENREALESTATECO.COM****REAL ESTATE**

MONONA 563-539-4136 STRAWBERRY POINT 563-933-4411 GUTTENBERG 563-252-1144

COMPANY, LLC. 241 ARC LANE/BOX 311 MONONA, IA 52159

84.53 Acres m/l Clayton County Land Auction by Sealed Bids due by 12:00pm
November 25, 2025 and then top 5 bidders invited to private auction held
December 4, 2025 10:00am at Allen Real Estate Company Monona office.

The Maehl Trust land located in Section 6 of Read (93) & 31 of Farmersburg (94) Townships, Clayton County, Iowa, this 84.53 m/l-acre property offers an excellent opportunity to own a highly productive farm in Northeast Iowa. With 80.40 FSA-certified cropland acres, the farm boasts fertile soils made up primarily of Frankville silt loam and Downs silt loam, carrying an average CSR of 55.61 across the tillable ground. The productive cropland makes up all but about 4.5 acres of the farm, providing a strong income stream and making this a solid addition to any farmland investment portfolio. The remaining 4.5 acres consist of timberland which connects to a very large timber section and close by water source, offering outstanding recreational opportunities, including exceptional deer and turkey hunting. Conveniently located adjacent to Highway 13, the farm offers excellent access and is positioned near multiple local grain markets, helping to reduce transportation costs and improve profitability. Whether you're looking to expand your existing row crop operation or wanting to invest in quality Iowa farmland, this Clayton County farm is a must see. Don't miss your chance to own a premium tract of land in a highly sought-after region of Iowa.



The photos display adjacent properties. They are for viewing purposes only. Acres are based off the county website. This will be a sealed bid sale followed by a private auction for the top bidders. Please reach out for additional information and a bidding packet by calling 563-539-4136. Parcel ID's 0731377001, 0731451001, 0731476001, 1106127001, 1106202001.

Method of Auction: This will be a sealed bid auction followed by invite only live bidding. Successful buyer will put 10% down on Thursday, December 4, 2025 payable to Allen Real Estate Trust, with balance due at closing around January 7, 2026. This sale is not contingent upon Financing and Property Sells AS IS & Subject to Approval by Seller. Taxes will be prorated to the date of closing. Sells Subject to Existing Farmland Lease that expires March 1, 2026. Announcements made day of auction take precedence over printed materials.

The following information, although believed to be accurate, is not guaranteed or warranted by the listing office.