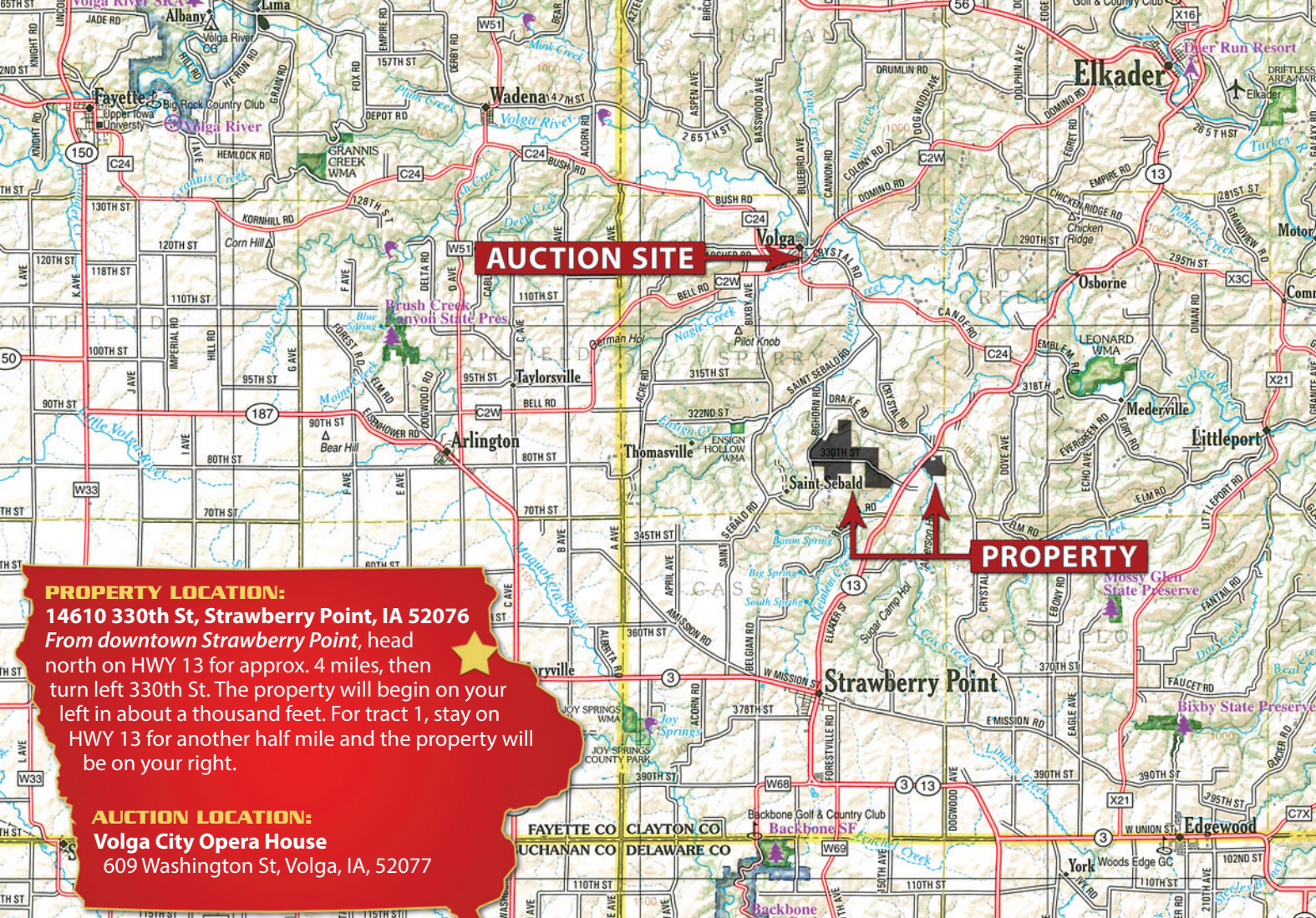


**Tuesday, April 2nd • 5pm CST**

held at Volga City Opera House, 609 Washington Street, Volga, IA, 52077 • Online Bidding Available



**PROPERTY LOCATION:**  
14610 330th St, Strawberry Point, IA 52076  
From downtown Strawberry Point, head north on HWY 13 for approx. 4 miles, then turn left 330th St. The property will begin on your left in about a thousand feet. For tract 1, stay on HWY 13 for another half mile and the property will be on your right.

**AUCTION LOCATION:**  
Volga City Opera House  
609 Washington St, Volga, IA, 52077

**Auction Terms & Conditions**  
**BIDDING PROCEDURE:** You may bid on any individual tract(s), or any set of two or more tracts (or all tracts) as a combined unit. Bidding on individual tracts and combinations will compete until the end of the auction. Final bids are subject to Seller's acceptance or rejection.  
**PURCHASE CONTRACT:** Immediately after the close of bidding, each high bidder will sign a purchase contract in the form provided in the bidder packets. All information in this brochure and other marketing materials is subject to the terms and conditions of the purchase contract. Seller will not be bound by any statement, promise or inducement that is not contained or incorporated in the written purchase contract.  
**PAYMENT:** 10% earnest money will be due on the day of auction. A cashier's check or a personal or corporate check immediately negotiable is generally acceptable. The balance of the purchase price will be due at closing. BIDS ARE NOT CONTINGENT ON FINANCING, so be sure you have arranged financing, if needed, and are able to pay cash at closing.  
**CLOSING:** The targeted closing date will be approximately 45 to 60 days after the auction.  
**POSSESSION:** Possession will be delivered at closing, subject to any immediate possession for farming purposes.  
**IMMEDIATE POSSESSION:** Available for 2024 spring farming activities. Contact auction manager for details.  
**REAL ESTATE TAXES:** Seller will pay the real estate taxes (or estimated taxes) assessed for and attributed to the calendar year 2023. Buyer will pay all subsequent taxes.  
**DELIVERY OF TITLE:** The property will be conveyed by Warranty Deed, subject to the Permitted Exceptions as defined in the purchase contract.  
**EVIDENCE OF TITLE:** Seller will provide updated abstract of title for examination following execution of purchase contract.

Buyer will pay for exam and title insurance or title guaranty policy desired and any post closing abstracting update the Buyer desires.  
**WELL AGREEMENT:** The improvements on tracts 3-6 all operate off the same well. The buyer of Tract 5 will have the long term rights to the use of the existing well. If any of Tracts 3, 4, or 6 sell separately from Tract 5, those tracts will have access to the well for a period of six months following the auction. After the period of 6 months, the water connection will be severed and it will be the Tracts 3, 4, and/or 6 buyer's responsibilities install a new well.  
**MINERALS:** The sale includes Seller's interest in any minerals, but with no promise or warranty as to the existence or value of any minerals or the extent of Seller's interest therein.  
**SURVEY:** A new survey will be obtained only if necessary to record the conveyance or if otherwise deemed appropriate in Seller's sole discretion. Any such survey will be sufficient for recording the conveyance, but the type of survey will otherwise be determined solely by Seller. The cost of any such survey will be shared equally by Seller and Buyer. The purchase price will be adjusted at closing to reflect any difference between advertised and surveyed acres (unless otherwise provided in the purchase contract).  
**TRACT MAPS; ACRES:** Advertised tract maps and acres are approximations based on county parcel data, existing surveys, existing legal descriptions and/or provisional aerial mapping of potential new tracts. They are not provided as survey products.  
**PROPERTY INSPECTION:** Inspection dates and/or information events will be held as advertised. Seller and Auction Company disclaim any responsibility for the safety of prospective bidders and other persons during any on-site inspection. No person shall be deemed an invitee solely by virtue of the property

being offered for sale. **THIS PROPERTY IS OFFERED "AS IS", WITHOUT ANY WARRANTY OF ANY KIND AS TO ITS CHARACTER OR CONDITION OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE.** Prospective bidders are responsible for conducting their own independent inspections, investigations, inquiries and due diligence prior to bidding. The information contained in the marketing materials is provided subject to a bidder's independent verification and without warranty. Seller and Auction Company assume no liability for any inaccuracies, errors or omissions.  
**AGENCY:** Schrader Real Estate & Auction Company, Inc. and its affiliated agent are agents of the Seller only.  
**CONDUCT OF AUCTION:** The conduct of the auction and increments of bidding will be at the direction and discretion of the auctioneer. All decisions of the auctioneer at the auction are final. Seller and its agents reserve the right to preclude any person from bidding if there is any question as to the person's identity, credentials, fitness, etc.  
**CHANGES:** Please arrive prior to the scheduled auction time to review any changes or additions to the property information. OFFICIAL AUCTION DAY ANNOUNCEMENTS WILL TAKE PRECEDENCE OVER THE MARKETING MATERIALS AND ANY OTHER PRIOR STATEMENTS.

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# Quality Iowa Land

## 648± Acres

Clayton County, IA

Offered in 13 Tracts



- Incredibly Well-Maintained Farm
- Outstanding Hunting (Several Whitetail Over 175")
- Two Homes and Two Machine Sheds
- Tracts Ranging from 1± Acre to 111± Acres in Size
- 408.86 FSA Cropland Acres
- 72 miles North of Cedar Rapids and 60 miles West of Dubuque



**Tuesday, April 2nd • 5pm CST**  
held at Volga City Opera House, Volga, IA • Online Bidding Available

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<b>APRIL</b>	Sun	Mon	<b>TUE</b>	Wed	Thu	Fri	Sat
		1	2	3	4	5	6
	7	8	9	10	11	12	13
	14	15	16	17	18	19	20
	21	22	23	24	25	26	27
	28	29	30				

**Online Bidding Available**  
You may bid online during the auction at [www.schradauction.com](http://www.schradauction.com). You must be registered **One Week in Advance of the Auction** to bid online. For online bidding information, call Schrader Auction Company, 800.451.2709.

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Clayton County, IA

# 648± Acres

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# Quality Iowa Land

## AUCTION

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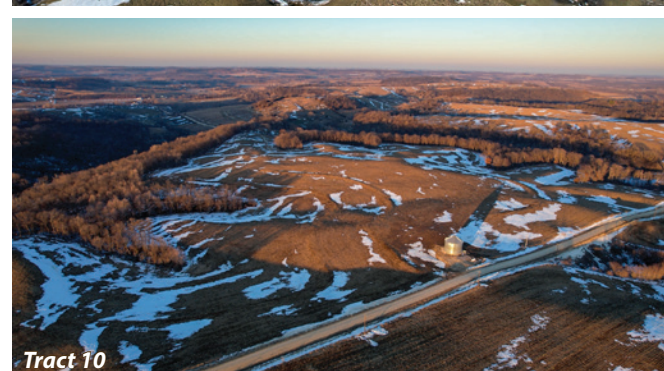
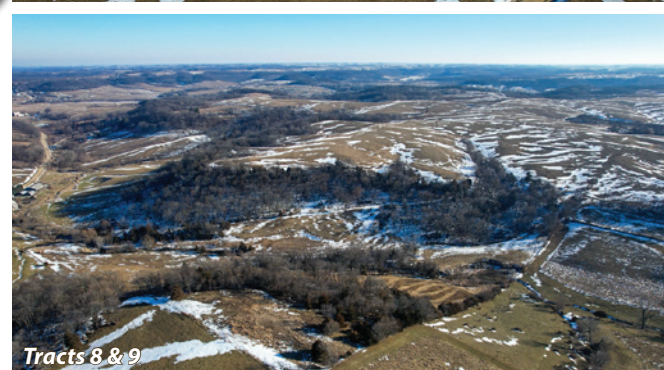


# 648± Quality Iowa Land AUCTION Tuesday, April 2nd • 5pm CST

Clayton County, IA held at Volga City Opera House, 609 Washington Street, Volga, IA, 52077 • Online Bidding Available



The Shamrock Valley Farm is an excellent property that we are excited to offer to the public. Located next to HWY 13, this well-balanced farm contains a mix of both cropland and timber. The combination of productive soil along with wooded acres has proven to be the perfect environment to produce world class whitetail with numerous deer harvested scoring over 175". It is one thing to say that a farm has potential, but another to show the impressive proof of history (see photos)! This makes sense with Clayton County being ranked in the Top 20 Boone and Crockett counties in the US. Beyond recreation the farm also contains 408.86 FSA cropland acres and has been well managed over the years. The owner has carefully monitored nutrient levels and has installed tile and terraces throughout. Additionally, the farm contains two homes, one with over 5,500 sq. ft. and remodeled in 2009. Other improvements include two machine shops, one that is already temperature controlled. **Make sure to inspect this legacy farm whether you are looking to acquire productive tillable acres, a homestead, or obtain some of the finest hunting land in the state!**



**TRACT 1 - 87± acres** of quality tillable farmland with great frontage on HWY 13! Per the owner, this tract has been systematic tiled throughout and has provided consistent yields for the owner over the years. The primary soil types are Jacwin loam and Dorchester silt loam.

**TRACT 2 - 43± acres.** A diversified tract including cropland, wooded land, and beautiful potential build sites! Be sure to investigate this property for its hunting value with the mix of food sources and cover creating for heavy deer traffic.

**TRACT 3 - 49± acres** that is an all-in-one hunting property! This tract has produced some of the best bucks for the owner over the years, and the existing 1,456 sq. ft. makes for a perfect lodge! The property also has 11.32 FSA acres creating for a source of income.

**TRACT 4 - 1± acres** including a 45' x 132' machine shed. It sits on a gravel lot that has been graded for easy navigation. If you are in the market for extra storage or a shop this tract deserves some serious consideration!

**TRACT 5 - 9.5± acres** containing a beautiful 2,988 sq. ft. home. This includes an additional 1,512 sq. ft. finished walkout basement that has two guest bedrooms, a bathroom, and common area. There are 3 bedrooms upstairs along with a 1,148 sq. ft. heated garage. The home has heated flooring throughout and also features a 762 sq. ft. concrete patio and 820 sq. ft. wrap around porch.

**TRACT 6 - 29± acres** that contains a variety of attractions! The 50' x 120' machine shop is separated into two portions and is loaded with heat in both areas, drainage systems, and a bathroom operating on its own septic system. This tract also has a leveled gravel lot, stocked pond, and tillable acreage that could also make for nice food plot locations.

**TRACT 7 - 64± acres,** a majority tillable tract containing primarily Fayette silt loam soil types. Also included on this tract is a small pond.

**TRACT 8 - 67± acres** and is a nearly 100% tillable tract containing primarily Fayette silt loam soil types. A great piece if you are focused on acquiring tillable acres!

**TRACT 9 - 110± acres** and is one of the premier hunting offerings in the auction. As you study the habitat, orchard trees, and additional planted acres you can assess the numerous sites attracting trophy whitetails. Several existing trails are established on the tract creating for good access over the property.

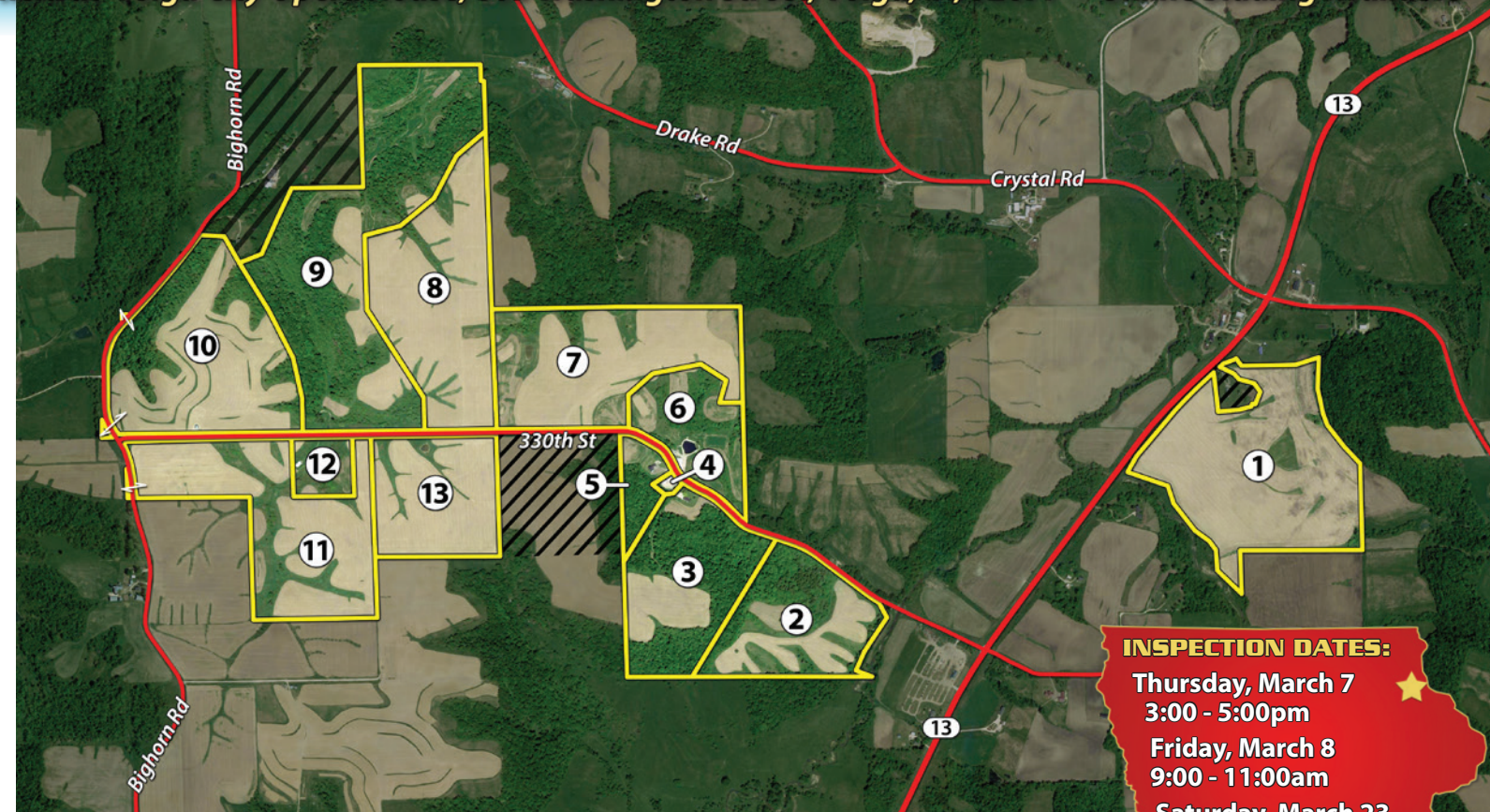
**TRACT 10 - 73± acres** offering a mix of tillable acres and woodland. Primary soil types are Fayette silt loam. Includes a 20,000 bu. grain bin.

**TRACT 11 - 67± acres** containing majority cropland acres. The valley to the southwest has been home to some of the largest deer harvested on the entire farm. A great tract for both production and hunting!

**TRACT 12 - 9.5± acres** that would make for a great potential homestead and build site. The property contains an existing 32' x 64' implement shed.

**TRACT 13 - 39± acres** of Fayette silt loam soil types that is nearly all tillable.

**SELLER - Shamrock Valley Properties, LLC**



**INSPECTION DATES:**  
 Thursday, March 7  
 3:00 - 5:00pm  
 Friday, March 8  
 9:00 - 11:00am  
 Saturday, March 23  
 9:00am-Noon



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