

357 Acres Audubon County, Iowa Land at Auction!



Saturday, February 6, 2021 @ 10:00 a.m.

**Sale held inside Brayton Town Hall located at 204 County T Road
Farm Location- 3419 Mockingbird Ave., Brayton, Iowa**



THE ESTATE OF JUDY SIMPSON is offering 357 acres m/l consisting of approx. 300 tillable acres with 83.86 acres under CRP contract until Sept. 30 2025. Annual Contract Rate is \$23,767.00/\$283.41 per acre. Balance is grass, pasture/timber with pond.

CSR2 Rating is 69.8

Possession at closing/Available for 2021 crop year

See our website for terms of sale and all further land info! www.daughertyauction.com



Daugherty Auction and Real Estate Services, LLC.
Chad Daugherty ~ Owner/Auctioneer - Kelly Daugherty ~ Auctioneer
Adel, Iowa (515) 993-4159 d_auction@hotmail.com
Mike Bobst, North River Realty, Broker 515-468-7674

**Farmland Available
80 ACRES M/L IN JASPER COUNTY**

Peoples Company is pleased to offer for sale 80 acres m/l with 70 NHEL farmland acres with a CSR2 rating of 64.6. Additional 3.83 acres enrolled in Filter Strip CRP at \$231 per acre.

Most recent soil tests show the farm has maintained high fertility with recent corn and soybean yields of 228 and 42 bushels per acre.

Farm is open for 2021 crop year. Located just northeast of Colfax, Iowa in the southwest quarter of Section 20 of Sherman Township.



Matt Adams: 515.423.9235, Matt@PeoplesCompany.com

Doug Bear: 641.529.0562, Doug.Bear@PeoplesCompany.com



PeoplesCompany.com | Listing #15231

SELLING LAND?

KILOTERRA GETS YOUR PROPERTY SOLD FAST & FOR TOP DOLLAR

RECENTLY SOLD

CENTRAL IOWA

40 +/- AC Acreage With Beautiful Home
Dallas County, Iowa
\$694,950

SOUTH CENTRAL IOWA

79 +/- AC With Country Log Cabin
Warren County, Iowa
\$575,000

SOUTH CENTRAL IOWA

265 +/- AC Timbered Pasture with
2 Ponds and Building Site
\$847,520

CENTRAL IOWA

14 +/- AC Building Tract
Madison County, Iowa
\$139,950

SOUTH CENTRAL IOWA

98 +/- AC Top Notch Hunting Land
Warren County, Iowa
\$390,000

SOUTH CENTRAL IOWA

73 +/- AC Income Farm w/Great Hunting
\$244,550

SOUTH CENTRAL IOWA

67 +/- AC in Clarke County
Fox St Osceola, IA
Acres: 67 - \$350,000

We're currently looking for land in your area:

- Any Size – 4+% ROI Income Producing Property (Tillable / CRP / Pasture)
 - 20+ AC – Timbered Building sites within 1 hour of Des Moines
 - 40+ AC – Pasture Ground in Guthrie or Surrounding Counties
 - 40+ AC – Timber / hunting ground with building site.
 - 40+ AC – With 2+ acre stocked pond, income and timber, S. Iowa
 - 60+ AC – Timber in Madison / Warren or surrounding Counties
 - 60+ AC – Home with Pond and Hunting Potential. 1 hour from Des Moines.
 - 100+ AC – Tillable with 50+ CSR 2, Near Truro, Iowa
 - 100+ AC – Hunting Ground. South Central Iowa
 - 120+ AC – Tillable Ground in Warren or Surrounding Counties
 - 200+ AC – Tillable. 60+ CSR2. North of I-80. Lease back available.
 - 250-350 AC – Whitetail hunting ground
 - Up To 600 AC - Mature Timber, South Central Iowa
- Various other qualified buyers looking for Timber, Pasture, and Row Crop ground.

See what your land is worth. Call Today.

515.442.7709



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CHRIS WEARMOUTH
Agent, Licensed in Iowa



CHUCK JOHNSON
Broker, Licensed in Iowa



KEITH DAVIS
Agent, Licensed in Iowa



NEW LISTING

Marion Co. | 95 +/- Acres
Proven Whitetail Hunting Property
With An Abundance Of Turkey.



NEW LISTING

Warren Co. | 154 +/- Acres
Great Building Site With Diversity Of
Income From Crops, Pasture and CRP



NEW LISTING

Union Co. | 50 +/- Acres
Wildlife haven with plenty of rugged
bedding habitat near 3-Mile Lake



NEW LISTING

Madison Co. | 30 +/- Acres
Gorgeous property has recreational opportunities,
beautiful building site & annual income.