

SCAN QR CODE



# LAND AUCTION

214.95 ACRES M/L | WARREN COUNTY, IA

**Tuesday, September 27th, 2022 at 10:00AM**

American Legion Hall | 105 W 1st Ave | Indianola, IA 50125

Peoples Company is honored to represent the Richards Family in the sale of 214.95 acres m/l located northeast of Hartford, Iowa, in Warren County. This farm has what everyone wants - high-quality tillable farmland, beautiful views, and excellent building sites. Not only that, but the tracts are within two miles of a hard surface road and lie adjacent to the Des Moines River and Red Rock Wildlife Area offering multiple recreational opportunities. The location is second to none offering an excellent school system in Carlisle Schools, yet within minutes of the Des Moines Metro area. The auction will take place on September 27th at 10:00 am at the American Legion Hall in Indianola, Iowa. The farm will be sold in four tracts using the buyers' choice method of marketing, allowing the successful bidder to take their choice of tracts one, two, three, or four with their high bid.

**Listing #16369 PeoplesCompany.com**

**Kenny Herring, ALC | 515.783.8718**

**Kenny@PeoplesCompany.com**

**Adam Curran | 641.203.2931**

**Adam@PeoplesCompany.com**



**Tract 1: 32.96 acres m/l with 29.78 FSA tillable acres carrying a CSR2 soil rating of 83**

**Tract 2: 71.27 acres m/l with 55.23 FSA tillable acres carrying a CSR2 soil rating of 68.1**

**Tract 3: 37.22 acres m/l with 12.59 FSA tillable acres carrying a CSR2 soil rating of 77.2**

**Tract 4: 73.50 acres m/l with 38.89 FSA tillable acres carrying a CSR2 soil rating of 76.7**