



# FARMLAND AUCTION

200 ACRES M/L IN STORY COUNTY, IOWA

**TUESDAY, AUGUST 1ST, 2023 AT 10:00 AM**

City Hall Building | 118 E Main St State Center | Iowa 50247

Story County, Iowa Land Auction - Peoples Company is pleased to represent the Wayne G. Gray Estate in the sale of 200 acres of prime Story County, Iowa farmland with top-producing soils!

- Tract 1: 120 acres m/l with 116.94 tillable acres m/l carrying a soil rating of 88.1 CSR2.
- Tract 2: 80 acres m/l with 77.65 tillable acres m/l carrying a soil rating of 88 CSR2.
- The farm will be sold as two individual tracts using the "Buyers Choice" auction method on a price per acre basis, and the high bidder can take, in any order, one or both tracts for their high bid.
- Both tracts are located northwest of State Center, Iowa, and in Section 36 of Sherman Township.

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