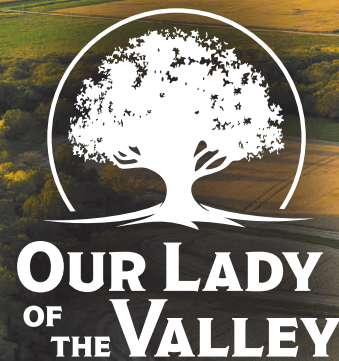


# Major CARROLL COUNTY LAND AUCTION



**753.89 ACRES M/L IN CARROLL COUNTY, IOWA TO BE SOLD IN 8 TRACTS  
SEALED BID AUCTION | BIDS DUE NO LATER THAN MARCH 20, 2024 AT 5:00 PM**

Peoples Company is honored to represent the Parish of Our Lady of the Valley Catholic Church in the sale of 753.89 total acres more or less of prime Carroll County, Iowa farmland through 8 different tracts.

- The farmland tracts are located between the towns of Glidden, Iowa and Coon Rapids, Iowa. Sections 26, 30, and 31 of Richland Township.
- County Tile is located on or is accessible to several of these Tracts including drainage tile sizes of 6", 7" and 15".
- Historical yield information is available to interested parties by contacting the Listing Agent/s.
- The farming rights for the 2024 farm year will be made available to the new owners for all tracts and there are no outstanding farm leases in place.



**TRACT 1 | 80 ACRES M/L**  
76.43 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 84.1



**TRACT 2 | 120 ACRES M/L**  
119.27 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 86.1



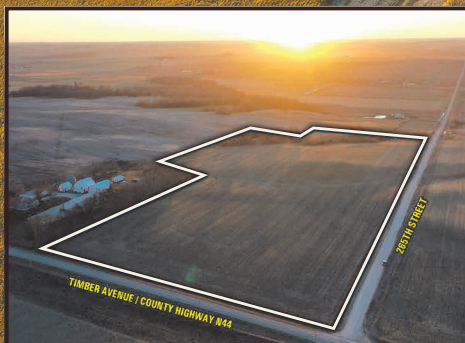
**TRACT 3 | 80 ACRES M/L**  
79.45 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 88



**TRACT 4 | 97.24 ACRES M/L**  
94.86 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 87.6



**TRACT 5 | 144.09 ACRES M/L**  
139.71 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 79.9



**TRACT 6 | 37.7 ACRES M/L**  
29.61 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 75.2



**TRACT 7 | 51.46 ACRES M/L**  
48.26 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 79.8



**TRACT 8 | 143.4 ACRES M/L**  
55.69 FSA CROPLAND ACRES  
CSR2 SOIL RATING OF 66.7

