



# FARMLAND AUCTION

## 295.27 ACRES M/L IN FREMONT COUNTY

### FRIDAY, APRIL 12, 2024 | 10:00 AM

United Faith Church & Community Center | 1975 US Highway 275 | Sidney, IA 51652

Peoples Company is pleased to represent Drake University in the sale of 295.27 acres m/l of high-quality tillable farmland located 4 miles east of Sidney, Iowa in Fremont County. Tracts 1-3 are available to farm for the 2024 cropping season. Tract 4 is currently enrolled in a conservation reserve program (CRP) until 09/30/2024.

Tract 1: 66.6 Acres M/L with 66.43 FSA cropland acres, carrying a CSR2 value of 90.1.

Tract 2: 72.6 Acres M/L with 70.25 FSA cropland acres, carrying a CSR2 value of 82.6.

Tract 3: 84.05 Estimated Acres M/L with 82.75 FSA cropland acres, carrying a CSR2 value of 93.6.

Tract 4: 70.27 Acres M/L with 68.5 acres currently enrolled in CRP until 09-30-2024. Annual amount of \$13,701 until 09-30-2024. The overall average CSR2 rating on the CRP acres is 86.6.

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**Listing #17425**

**POSTPONED**