

# **FARMLAND AUCTION**

## **160 ACRES M/L IN MADISON COUNTY**

**FRIDAY, MAY 24TH, 2024 | 10:00 AM**  
**Madison County Fairgrounds Building**  
**1146 W Summit St | Winterset, Iowa 50261**

Mark your calendar for Friday, May 24th, 2024, at 10:00 AM CST at the Madison County Fairgrounds Building located at 1146 W Summit St. in Winterset, Iowa. Peoples Company is pleased to be offering 160 acres m/l of highly tillable farmland in Madison County, Iowa

- Located in central Madison County, Iowa this highly tillable tract includes 147.59 FSA tillable acres carrying an average CSR2 of 71.2.
- This farm has high-quality soils including Sharpsburg Silty Clay Loam and Macksburg Silty Clay Loam.
- There are 120.91 acres currently in crop production with an above-average CSR2 of 79.7. The remaining 26.68 FSA tillable acres are enrolled in CRP paying \$4,486/year through 09/30/2026.

**Mike Nelson | 641.223.2300**  
**MikeNelson@PeoplesCompany.com**  
**IA LIC B41670000**

**Jared Chambers, CAI | 641.414.0234**  
**Jared@PeoplesCompany.com**  
**IA LIC S62597000**