

CARROLL COUNTY IOWA FARMLAND AUCTION

SATURDAY, APRIL 2ND, 2022 AT 10:00AM

Manning Hausbarn | 130 Heritage Drive | Manning, Iowa 51455

116.17
ACRES M/L
LISTING#16060

Peoples Company is representing Thomas H. Schroeder, LLC in the sale of 116.17 acres m/l of high-quality Carroll County, Iowa farmland. This single tract would make for a great add-on to an existing farm operation or a smart investment.

- 109.46 FSA tillable acres m/l with primary soil types of Marshall silty clay loam and Colo-Judson silty clay loam.
- 98.06 acres are being farmed with a CSR2 soil rating of 75. Additional 11.40 acres enrolled in the Conservation Reserve Program (CRP) until 2026 with an annual payment of \$4,466.
- Farm is leased for 2022 cropping season to a local reputable farm tenant. Buyer will assume current farm lease and receive a credit for the 1st half of the cash rent at closing and balance on December 1st, 2022.
- Located immediately northwest of Manning, Iowa in Section 7 of Ewoldt Township in Carroll County, Iowa.



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