



# ABSOLUTE ONLINE ONLY AUCTION

## 204.31 ACRES M/L IN ADAIR COUNTY, IOWA

BIDDING ENDS:

**TUESDAY, JANUARY 16TH, 2024 | 3:00 PM**

**Please visit [PeoplesCompany.BidWrangler.com](https://PeoplesCompany.BidWrangler.com) to bid**

Mark your calendars for Tuesday, January 16th, 2024, at 3:00 P.M. CST. Peoples Company is pleased to present 204.31 acres m/l, to be offered in two separate tracts, just east of Greenfield, Iowa near the Adair/Madison County line. These excellent tracts offer an estimated 171.19 FSA Tillable Acres carrying a CSR2 of 60.4. With productive soil types, scenic building sites, recreational land, and a large pond, multiple buyer types are sure to appreciate these tracts. These farms would be the perfect opportunity to add a great tillable tract to your farm operation, a strong candidate for an investment portfolio, or a hobby farm site with excellent building sites, hunting, and recreation.

Tract 1: 165.9 acres m/l to be surveyed with 153 acres currently in row crop production carrying a CSR2 of 61.4.

Tract 2: 38.41 acres m/l to be surveyed with 6.54 acres currently in row crop production carrying a CSR2 value of 49.2.



**PeoplesCompany.com**

**Listing #17242**

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