



# FARMLAND AUCTION

160 ACRES M/L IN AUDUBON COUNTY, IOWA

FRIDAY, FEBRUARY 23<sup>RD</sup>, 2024 | 10:00 AM

Templeton Center - Community Center | 202 S 5th Avenue | Templeton, Iowa 51463

Peoples Company is pleased to be representing Peterson Heirs, LLC in the sale of 160 acres m/l of high-quality Audubon County farmland located directly north of Audubon and south of Templeton, IA. This highly tillable farm will be offered as two individual tracts through the "Buyer Choice" Auction Method with a combined total of 155.04 FSA tillable acres carrying an overall CSR2 rating of 78.0, above the Audubon County CSR2 average of 69.3.

- Tract 1: 80 acres m/l, est. 76.16 FSA cropland acres (CSR2 of 75.3)
- Tract 2: 80 acres m/l, est. 78.88 FSA cropland acres (CSR2 of 80.6)

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Listing #17319