



# FARMLAND AUCTION

295.61 ACRES M/L IN FREMONT COUNTY

**THURSDAY, JUNE 13, 2024 | 10:00 AM**

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

**\*\*NEW AUCTION DATE\*\*** Peoples Company is pleased to represent Drake University in the sale of 295.61 acres m/l of high-quality tillable farmland located 4 miles east of Sidney, Iowa in Fremont County.

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 Surveyed Acres M/L with an estimated 79 FSA cropland acres, carrying a CSR2 value of 93.7.

Tract 4: 72.36 Surveyed Acres M/L with 68.5 acres currently enrolled in CP23 paying an annual amount of \$13,701 until 09-30-2024. The overall average CSR2 rating on the CRP acres is 86.6.

**Tracts 1-3 are being sold with a 50/50 crop share lease. Contact listing agent for more details on the lease.**

**DARAN BECKER | 515.979.3498**

**Daran@PeoplesCompany.com**

**IA LIC S60473000**

