



# IOWA FARMLAND AUCTION

437.75 ACRES M/L IN DALLAS AND MADISON COUNTY, IOWA

**WEDNESDAY, JUNE 12TH, 2024 | 10:00 AM (CST)**

**Veterans Reception Center | 910 Main Street | Van Meter, IA 50261**

Peoples Company is pleased to represent the A. Irlene Johnson Estate in the sale of 437.75 acres m/l of Dallas and Madison County, Iowa land holdings. The portfolio consists of three excellent tracts of Central Iowa land located within highly desirable geographic areas of the state. A diverse mix of tracts will be offered to the public including premium transitional development land near the West Des Moines Metro, excellent tillable farmland, pasture, and recreational land.

**TRACT 1** - 37.75 acres m/l with 28.89 FSA cropland acres, carrying a CSR2 value of 85.9. Located near Van Meter, Iowa

**TRACT 2:** 122 acres m/l (to be surveyed and conveyed) with an estimated 113.71 FSA cropland acres, carrying a CSR2 value of 84.6. Located near Earlham, Iowa.

**TRACT 3:** 278 acres m/l with an estimated 101.22 FSA cropland acres, carrying a CSR2 value of 70.5. Located near Earlham, Iowa.

**Jake Sickels | 515.681.2103 | IA LIC S67181000**  
**Jake@PeoplesCompany.com**

**Matt Adams | 515.423.9235 | IA LIC S59699000**  
**Matt@PeoplesCompany.com**

