



FARMLAND AUCTION

150.60 ACRES M/L IN MADISON COUNTY, IA

FRIDAY, OCT 4TH, 2024 | 10:00 AM CST

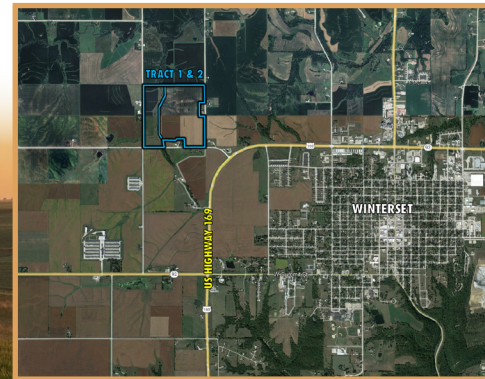
Union State Bank | Community Room | 611 IA-92, Winterset, IA 50273

Peoples Company and Hopkins & Huebner are pleased to offer 150.60 acres m/l of high-quality Madison County farmland. Located just outside of Winterset City Limits and a short drive from the Des Moines Metro these tracts would make a great addition to an existing farming operation, an investment-grade land purchase with future development opportunities, or potentially a building site for a dream acreage.

Per the Winterset Future Land Use Map, Tract 1 is expected to be Low-Density Residential, while Tract 2 is slated for Estate Residential. Southern Iowa Rural Water Association currently has water lines on each side of the property and electricity is serviced by Farmers Electric Coop. Located along the north side of 210th Street, these tracts contain 123.99 FSA Cropland acres carrying a combined CSR2 of 79.8, well above the Madison County average of 60.8. The primary soil types include the highly productive Sharpsburg and Macksburg soils. The farm will be available for the 2025 cropping season.

Tract 1: 102.60 acres m/l with 98.64 FSA cropland acres | CSR2 of 83.2.

Tract 2: 48 acres m/l with 25.35 FSA cropland acres | CSR2 of 66.7.



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