

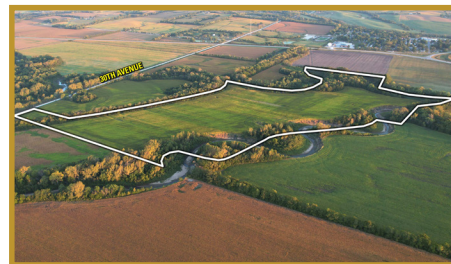
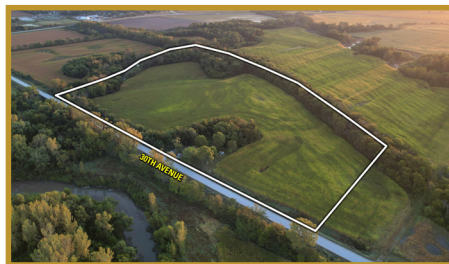
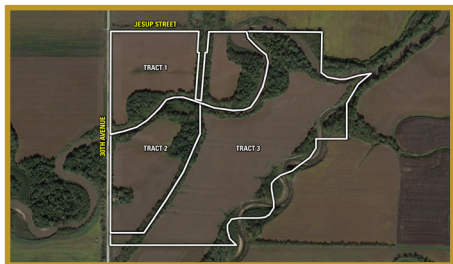


BUYERS CHOICE FARMLAND AUCTION

151.90 ACRES M/L | WARREN COUNTY, IOWA | OFFERED AS THREE TRACTS

FRIDAY, NOVEMBER 8, 2024 | 10:00 AM | Immaculate Conception Hall | 101 James Street | St Marys, IA 50241

Mark your calendars for Friday, November 8th, 2024, at 10:00 AM! Peoples Company is pleased to represent the Michael L Dooley Revocable Trust in the sale of 151.9 acres m/l located in Warren County, Iowa. This offering consists of productive tillable farmland tracts with recreational qualities and a 1960's 2-story farmhouse, located just south of Martensdale, Iowa. All of these tracts are located within the desirable Martensdale-St Marys School District and the Interstate 35 corridor, near the Warren/Madison County line. The portfolio will be offered in three tracts via the Buyer's Choice auction method of sale at the Immaculate Conception Hall in St Marys, Iowa.



151.90 ACRES M/L | Three Tracts
(survey completed 10/8/24)

TRACT 1 | 43.46 acres m/l
29.01 FSA cropland acres, 71.5 CSR2

TRACT 2 | 30.38 acres m/l & dwelling
20.04 FSA cropland acres, 78.6 CSR2

TRACT 3 | 78.16 acres m/l
46.55 FSA cropland acres, 44.1 CSR2



PeoplesCompany.com | Listing #17867



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