



FARMLAND AUCTION

113.41 ACRES M/L IN UNION COUNTY

SATURDAY, JANUARY 25, 2025 | 10:00 AM

Union County Fairgrounds | 301 South Grace Street | Afton, IA 50830

- The 113.41-acre farm is located in Section 21 of Dodge Township just 4.75 miles north of Afton, Iowa.
- Currently, 75.95 acres are under production, boasting a CSR2 of 57.2. The farm's primary soil types include the highly productive Sharpsburg and Colo soils. Notably, 16.60 acres of Sharpsburg soil, with a CSR2 of 91, are strategically located on the high ridges of the farm, providing consistently strong yields.
- A buyer aiming to maximize the property's potential could clear some of the overgrown brush and trees to create pastureland, or more tillable acres could be brought into production. Partial fencing is already in place, with the remaining sections requiring completion by the new owner.
- The property has electric setup ready to go and is located close to 3 Mile & 12 Mile Lake, making an ideal spot for a weekend campsite.

From Afton, IA: Starting at the intersection of Highway 34 & Highway 169, head west for .25 miles to Creamery Road. Turn right (north) onto Creamery Road and stay on Creamery Road for approximately 4.7 miles. The property will be to the right (east). Look for Peoples Company signs.

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Auction #18034
PeoplesCompany.com

