

# FARMLAND AUCTION MADISON COUNTY, IOWA

**153.89 ACRES M/L | THURSDAY, FEB. 13 | 10:00 AM**  
Earlham Community Building | 150 E 1st Street | Earlham, IA 50072

Peoples Company is pleased to represent the Marilyn Maffin Estate in the sale of 153.89 acres m/l of Madison County, Iowa land. The land is located 2 miles southwest of Earlham, Iowa in Section 13 & 14 of Penn Township.

**Tract 1:** 75 acres m/l with 34.73 FSA cropland acres. Of the 34.73 FSA cropland acres, 12.07 acres are currently in row crop production, carrying a CSR2 value of 62.3, and 20 acres are in hay production.

**Tract 2:** 54.45 surveyed acres with 50.96 FSA cropland acres. Of the 50.96 FSA cropland acres, 39.24 acres are in row crop, carrying a CSR2 value of 60.5.

**Tract 3:** 24.44 surveyed acres featuring a single-family home and out buildings.  
Open House - Scheduled for January 25th & February 2nd from 1:00 P.M. - 3:00 P.M.



**JOHN REBURN: 515.330.8710, IA LIC S65697000**  
**MATT ADAMS: 515.423.9235, IA LIC S32689000**

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