

# LAND AUCTION



**126.16 AC± | 1 TRACT | MADISON CO, IA**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 3/21/23 | AUCTION TIME: 3:00 PM**

**AUCTION LOCATION: WINTERSET LIVERY  
116 SOUTH 1ST AVENUE | WINTERSET, IA 50273**

Ranch & Farm Auctions is proud to offer this highly tillable combination farm located just northwest of Truro, IA. This farm consists of 95.43 FSA tillable acres carrying a weighted average CSR2 of 80.5 which is well above the county average of 60.8. This is a quality farm that will continue to produce strong yields year after year.

This farm also has enough habitat along Clanton Creek to offer solid deer hunting opportunities to the owner that wants more than just a financial return. The bottom ground on this farm has a natural "pull" on the whitetails from the adjacent timber and CRP farms. A hunting lease could provide additional income for the investor or producer as well.

This farm would make for a solid investment to diversify your portfolio or be a great addition to your current operation.



### **TRACT 1: 126.16 ± ACRES**

**Deeded acres:** 126.16 acres

**DCP Cropland Acres:** 95.43 acres

**Soil Types:** Dockery-Quiver silt loams, Zook silty clay loam, Kennebec silt loam

**Soil PI/NCCPI/CSR2:** 80.5 average CSR2

**CRP Acres/payment:** No CRP

**Taxes:** \$3334.00

**Lease Status:** Tenant in place for 2023, open tenancy 2024. Buyer to receive 2023 rent

**Possession:** Immediate possession subject to current tenants rights for 2023

**Survey needed?:** No survey needed

**Brief Legal:** 126.16+/- acres located SW ¼ S32 T75N r26W Madison Co, IA

**Lat/Lon:** 41.247842,-93.880070

**Zip Code:** 50240



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**

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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

SELLER'S ATTORNEY | ERIC REINHART OF BRUNER, BRUNER, REINHART & MORTON LLP  
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