



# FARMLAND AUCTION

113.41 Acres M/L | Auction #18034

UNION COUNTY FAIRGROUNDS | 301 SOUTH GRACE STREET | AFTON, IA 50830



SATURDAY, JANUARY 25TH AT 10:00 AM | UNION COUNTY FAIRGROUNDS

## UNION COUNTY, IOWA FARMLAND AUCTION

Peoples Company and Hometown Insurance & Realty are pleased to present this versatile mixed-use farm, offering both productive soils and the potential to expand cultivation. 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. With a little work, a new owner could square portions of the farm up, which would simultaneously add acres into production while improving the farmability.

- 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 set up ready to go and is located close to 3 Mile and 12 Mile Lake, making an ideal spot for a weekend campsite.
- \$1,884 Net Taxes (Estimated).

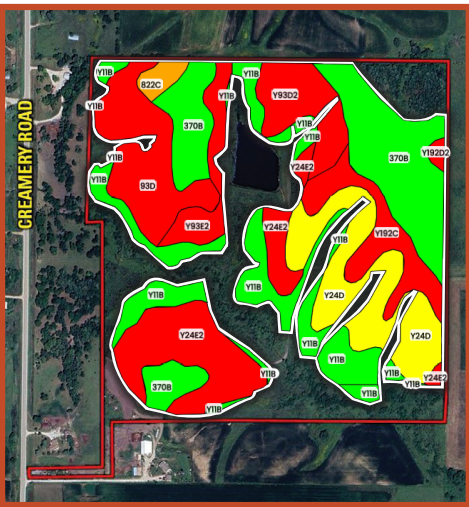
This tract will be sold using the traditional auction method. The auction will be held at 10:00 AM CT on Saturday, January 25th, 2025, at the Union County Fair Grounds in Afton, Iowa. This auction can also be viewed through a virtual online auction option, and online bidding will also be available.

### DIRECTIONS:

From Afton, IA: Starting at the intersection of Highway 34 and 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.

### LEGAL DESCRIPTION:

113.41 acres located in the north half (N 1/2) of the southwest quarter (SW 1/4), EXCEPT parcel A & part of parcel B and the south half (S 1/2) of the northwest quarter (NW 1/4), EXCEPT parcel C & part of parcel B, all located in Section 21 of Dodge Township in Union County, Iowa. The exact legal description is to be taken from Abstract.



CREAMERY ROAD AFTON, IA 50830



VIEW THIS LISTING ONLINE!



REGISTER FOR ONLINE BIDDING!



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