

# TRACT 1



**Tract 1 — a well-rounded 160-acre parcel**

Offering both strong agricultural value and exceptional recreational appeal. With 102 tillable acres and a crop productivity index of 67, this ground is well-suited for reliable row crop production.

The remaining acres provide rich habitat with mature shelter belts, natural waterways, and established nesting grounds, making this property a haven for wildlife and a prime hunting destination. Whitetail deer, upland birds, and other game are frequently spotted across the diverse landscape.

Whether you're an ag producer seeking quality ground, an investor interested in income potential and land appreciation, or a sportsman looking for your next hunting retreat.

