## 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.

## TRACT 2



Tract 2 - 160 Acres - Diverse Land Opportunity

Discover the potential of this exceptional 160-acre tract featuring approximately 97.35 tillable acres of productive crop ground with a soil productivity index of 59. This property offers a unique blend of agricultural utility and recreational appeal, making it a well-rounded investment.

The remaining acreage serves as prime wildlife habitat, with established shelter belts and waterways providing ideal conditions for nesting grounds and a true hunting paradise. Four strategically placed water hydrants, along with on-site electric service, further supporting farming operations.

## **TRACT 3**



Tract 3 - 40 Acres | 75 Productivity

Discover the potential of Tract 3, a 40-acre parcel offering a productivity index of 75, ideal for row crop farming, or a potential rural homesite. This gently rolling tract provides excellent soil quality and efficient drainage, supporting strong agricultural yields year after year. Whether you're expanding your farm operation or seeking an investment in productive land, Tract 3 offers the space and soil to meet your needs.







