



WARREN COUNTY AUCTION

AUCTION DATE: FRIDAY, JULY 1ST - AT 10:00 AM

Peoples Company is honored to represent the Duane & Mary Proudfit Family Trust & the Bown Family Trust in the sale of 234.43 acres m/l located 7.5 miles west of Indianola, Iowa, in Warren County. This farm has what everyone wants: high-quality tillable farmland, beautiful views, and excellent building sites, all located 1.25 miles off a hard surface road. The tillable acres are tiled and would be a great addition to any operation or investment portfolio. The farm is only 20 minutes from the Des Moines Metro and has easy access to Highway R45. The auction will take place on July 1st at 10:00 am at the American Legion Hall in Indianola, Iowa. The farm will be sold in four tracts using the buyers' choice method of marketing, allowing the successful bidder to take their choice of tracts one, two, and/or three with their high bid. Tract four will be sold last and on a whole dollar basis.

TRACT 1: 40 acres m/l with 36.06 tillable acres carrying a CSR2 soil rating of 67.1.

TRACT 2: 114.43 surveyed acres m/l with an estimated 103.82 tillable acres carrying a CSR2 soil rating of 76.2.

TRACT 3: 72.45 acres m/l with 38.41 tillable acres carrying a CSR2 soil rating of 83.2. Also contains 29.2 acres m/l of high-quality pasture.

TRACT 4: 7.55 surveyed acres m/l with a two-story home built in 1885 with multiple outbuildings and enough room for livestock!



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LISTING # 16172

