



LISTING #15122



123 ACRES M/L TILLABLE FARMLAND

MADISON COUNTY, IOWA

106 ACRES M/L RECREATIONAL LAND & HOME



LISTING #15123

CONTACT

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229 ACRES M/L FOR SALE IN MADISON COUNTY

Highway 92 / Bittersweet Avenue | Winterset, IA 50273

It is with great honor that Peoples Company has been selected to represent the heirs of the Michael Schneider Living Revocable Trust with their sale of farmland in Madison County, Iowa. This farm was purchased by the late Michael Schneider of Winterset, Iowa in April of 1992. Since acquiring this farm nearly 30 years ago, Michael and his family have meticulously maintained, farmed, hunted and called this property home.



LISTING #15122

Tillable
Farmland

123 ACRES M/L

The balance of this farm is made up of highly desirable cropland, CRP, and timber. Of the 123 acres m/l, 95 acres are considered FSA tillable and carry a weighted average CSR₂ of 83.2. Of the FSA tillable acres, 73.83 acres are currently in row crop production and 21.17 are enrolled in high paying CRP programs. For someone who wishes to add more tillable acres, the entire 123 acres of this farm carry a CSR₂ value of 80.2.

Those who have been in this area can attest to the phenomenal whitetail hunting that this property offers. Michael and his family have spent many summers and falls managing and hunting mature whitetail deer on this farm. Multiple trophy deer have been taken off of this farm and a healthy population still reside in the area and on this farm in particular - check out the photos to see for yourself.

FARM DETAILS

FSA Cropland Acres: 107.13
Corn: 73.9 Base Acres with a PLC Yield of 123
Soybeans: 0 Base Acres with a PLC Yield of 0
2.8 acres of CRP in CP42 paying \$259.66/acre or \$727.05 annually through 2025.
5.72 acres of CRP in CP42 paying \$251.49/acre or \$1,438.52 annually through 2026.
12.7 acres of CRP in CP33 paying \$197.90/acre or \$2,513.33 annually through 2022.
*Final acre amount is subject to survey, which is to be completed prior to closing.
*FSA Cropland and Base Acre figures are based off of whole farm figures at this time.
*FSA Cropland and Base Acres to be reconstituted by the Madison County FSA Office after the sale.

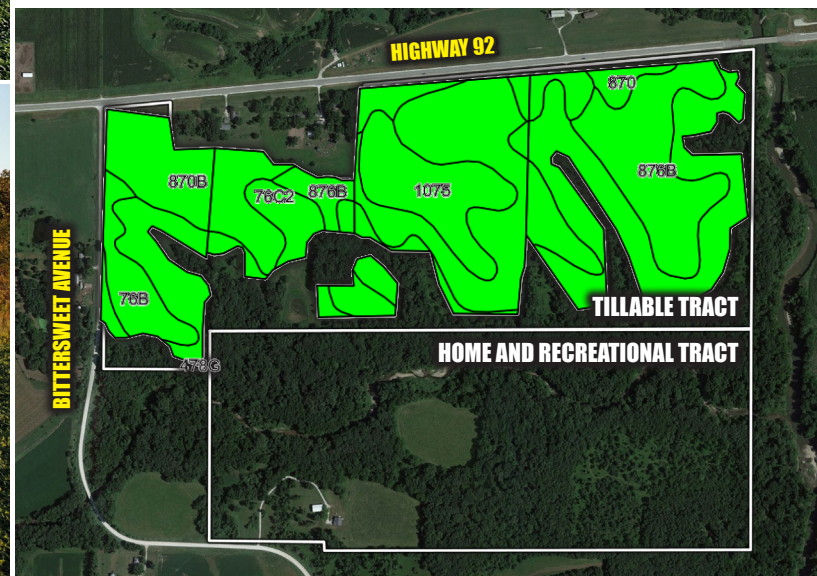


Price

\$891,000

Net Taxes

\$2,937.25



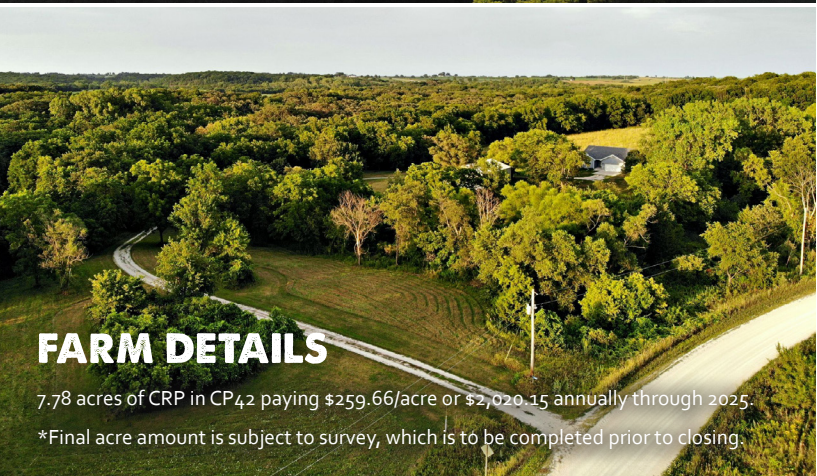
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FARM DETAILS

7.78 acres of CRP in CP42 paying \$259.66/acre or \$2,020.15 annually through 2025.
*Final acre amount is subject to survey, which is to be completed prior to closing.



Price	Net Taxes
\$675,000	\$3,422

LISTING #15123

Home & Recreational Land

106 ACRES M/L

This property is one that you truly have to see to appreciate. This one of a kind property consists of a newly built, 3 bedroom, 2 bathroom home nestled in front of 106 acres m/l of prime whitetail hunting ground. The home and 40'x60' steel building with concrete floor and office are accessible by the private lane off of the North side of Bittersweet Avenue. No stone was left unturned when this home was constructed in 2013. Inside you will find hardwood floors throughout the entryway, kitchen, and living space. Master bedroom features its own full bathroom. Two additional bedrooms are also situated in the first floor of the home. The full basement allows a buyer to finish out however they see fit, with multiple locations for additional bedrooms and bathrooms.

Of the 106 acres m/l, 7.78 acres are considered FSA tillable and carry a weighted average CSR2 of 87.7. These acres are currently enrolled in CRP program CP42 and are paying \$259.66/acre or \$2,020.15 annually through 2025. Accessing the entire property is made easy by navigating the manicured trails and crossings that are in place to cross over Brush Creek that meanders through the farm. Food plots, ample watering sources and bedding are on the property, ensuring that whitetail always have a desire to be on this farm. Wake up just minutes before your hunt and walk only 200 yards to the main food plot area that sits next to Brush Creek. Multiple open areas on the East side of the farm would allow for additional food plots or cover of your liking. Those who have hunted or been in this area can attest to the trophy caliber whitetail that can be grown with the right management and practices. Mature whitetail have been taken off of this specific property and plenty are currently calling it home.



DIRECTIONS

- LISTING #15122:** From Winterset, IA, head West on Highway 92 for 12 miles. The property will be on the South side of Highway 92. Please look for Peoples Company signs!
- LISTING #15123:** From Winterset, IA, head West on Highway 92 for 12 miles. Turn left and head South on Bittersweet Ave for 1.5 miles. The property will be located on the North side of Bittersweet Ave. Please look for Peoples Company signs!



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123 ACRES M/L

Tillable Farmland

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106 ACRES M/L

Home & Recreational Land

MADISON COUNTY LAND FOR SALE