

Sale Name: Date Road Farm Ground Real Estate Auction

LOT 2 - Tract 2



Description

Legal Description: S1/2NW4, SW1/4; 240 acres (92% tillable)

Soils: Approximately 221 acres tillable with an average CPI of 69.51. Access is outstanding, provided by $\frac{3}{4}$ mile of Date Road frontage as well as a 2 track section line road along the southern border and a 2 track trail, which is not along a section line, along the northern border.

Tract Description: The property slopes downward from north to south at a rate of mostly 2-9% in long, $\frac{3}{4}$ mile runs. The property is classified by the FSA as being 4 fields but is being farmed mostly as 1 field. A drainage ditch runs along the eastern boundary, separating tract 2 from tract 1. This drainage ditch is nicely grassed and has a dam about half way down, creating a fantastic habitat for wildlife.

Quantity: 1



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