



FARMLAND AUCTION

116.51 ACRES M/L IN MITCHELL COUNTY, IA

WEDNESDAY, SEPTEMBER 24, 2025 | 10:00 AM

CRC Events Center | 1006 Chestnut Street | Osage, Iowa 50461

Peoples Company is honored to represent the heirs of the Russell G. McPhail Estate in the sale of 116.51 acres m/l located northeast of Osage, Iowa.

The farmland will be sold as two individual tracts through the Buyer's Choice Auction Method.

Tract 1: 80 acres m/l with 76.79 FSA cropland acres; CSR2 of 86.6.

Tract 2: 36.51 acres m/l with 35.48 FSA cropland acres; CSR2 of 79.3.

The tracts are located in Liberty and Burr Oak Townships. The farm lease has been terminated, and the farming rights will be available for the 2026 growing season.



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Listing #18532