

# LAND AUCTION



**ABSOLUTE AUCTION**

**95.16 AC± | 1 TRACT | GUTHRIE CO, IA**

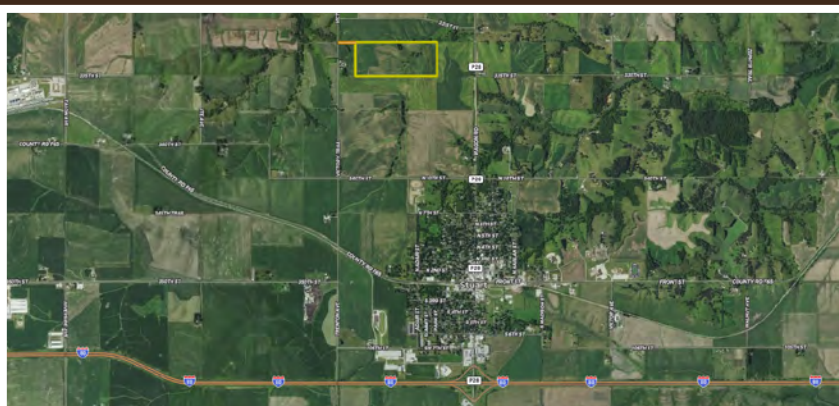
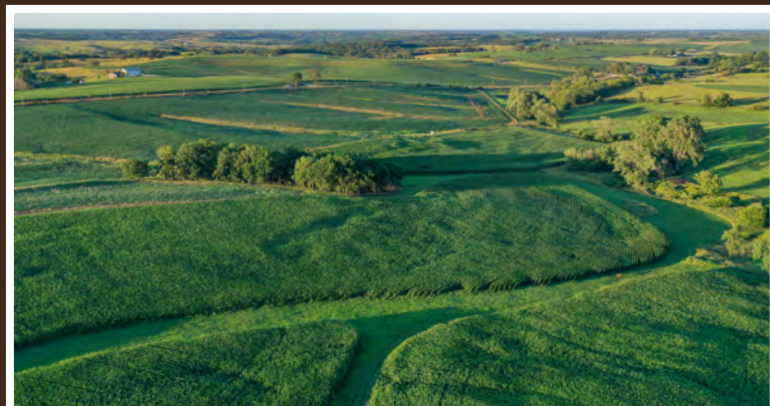
## ABSOLUTE AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 9/13/22 | AUCTION TIME: 11:00 AM**

**AUCTION LOCATION: MENLO COMMUNITY BUILDING  
417 SHERMAN STREET | MENLO, IA 50164**

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is proud to represent the Wilson Family in the sale of their land holding in Stuart Township, Guthrie County, Iowa. This row crop farm has been owned and cared for by the Wilson Family for more than 80 years. Carrying a weighted average CSR2 of 65.6 across all acres, this farm will continue to be a producer and sound investment for the new owner. The primary soil types are Sharpsburg silty clay loam and Shelby-Adair clay loam. There are 55.16 acres with a CSR2 of 70.0 currently in production with a mix of corn and soybeans planted each season. The balance of the cropland acres have a CSR2 of 54.8 and were recently enrolled in a new CRP contract. The CP38-E2 contract pays \$229.57 per acre on 22.87 acres or \$5,250.00 annually. This contract expires 9.30.2032. With a combination of row crop and CRP acres, this farm would make for a great addition to an existing farming operation or a sound investment as a diversification to your portfolio. This farm will have open tenancy for the 2023 farming season



### **TRACT 1: 95.16 ± ACRES**

**Deeded acres: 95.16 deeded acres**

**FSA Farmland Acres: 93.26 Farmland acres**

**DCP Cropland Acres: 77.36 DCP acres (55.16 in production, 22.87 CRP)**

**Soil Types: Sharpsburg silty clay loam, Shelby-Adair clay loams**

**Soil PI/NCCPI/CSR2: CSR 2 65.6 across all acres**

**Base acres and Yield: Corn base acre 35.9/PLC yield 114, Soybean base acres 18.59/PLC yield 36**

**CRP Acres/payment: 22.87 acres CRP paying \$229.574/acre**

**Taxes: \$2314.00**

**Lease Status: Open Tenancy for 2022 crop year**

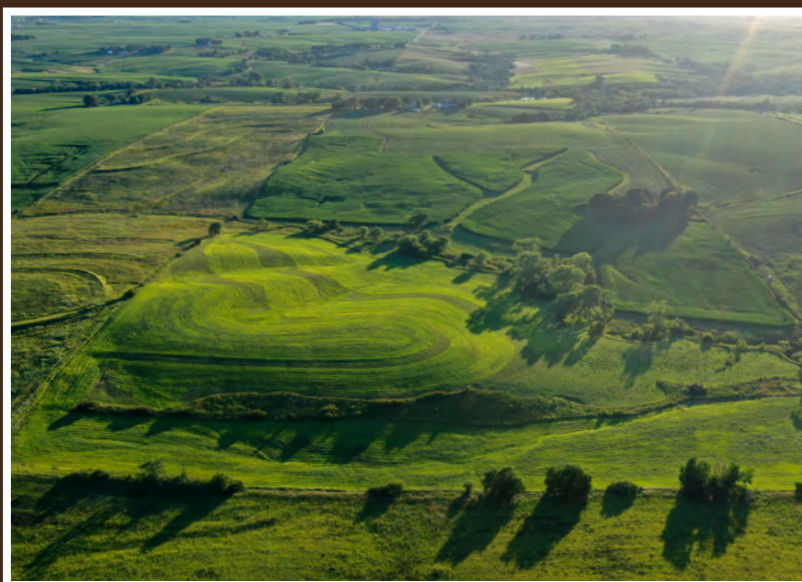
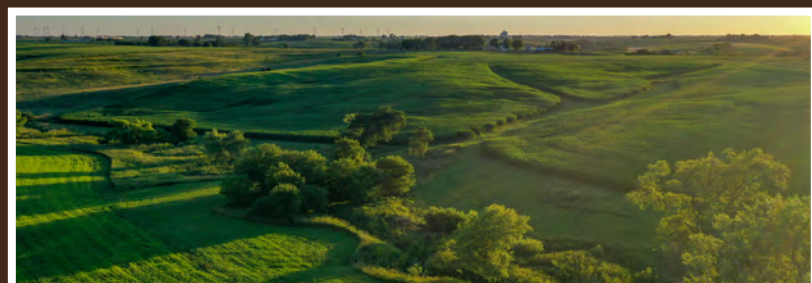
**Possession: Immediate possession subject to current tenants rights for 2021**

**Survey needed?: No survey needed**

**Brief Legal: S29 T78N R30W in Guthrie Co, IA**

**PIDs: 0000781100,0000781300,0000781201**

**Lat/Lon: 41.5222, -94.3302**



**IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC**  
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**[RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM)**

GO TO [RANCHANDFARMAUCTIONS.COM](https://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

**BUMP & BUMP LAW OFFICE | WILLIAM BUMP | 211 SW 7TH ST STUART, IA 50250  
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