



TRACT 2  
**57.34**  
ACRES ±

TRACT 1  
**39**  
ACRES ±

**AUCTION:** LIVE AND ONLINE AT  
RANCHANDFARMAUCTIONS.COM

**AUCTION DATE:** 9/20/2021

**AUCTION TIME:** 5:30 PM

**AUCTION LOCATION:**

VETS AUDITORIUM | 115 W MAIN ST.  
PANORA, IA

**96.34 AC± | 2 TRACTS | GUTHRIE CO, IA**

**TRACT 1 - 39 ACRES M/L**

- 38.6 FSA acres with a weighted average CSR2 of 70.2
- Primary soil types consist of Sharpsburg silty clay loam and Gara loam
- Great access for large equipment off of 290th Ln.
- Close to grain markets in Panora and Casey and the Ethanol Plant in Menlo
- Great addition to an existing operation or for the beginning farmer

**TRACT 2 - 57.34 ACRES M/L**

- 57.11 FSA acres with a weighted average CSR2 of 73.5
- Primary soil types consist of Sharpsburg silty clay loam and Gara loam
- Great access for large equipment off of Tank Ave.
- Close to grain markets in Panora and Casey and the Ethanol Plant in Menlo
- Great addition to an existing operation or for the beginning farmer

**GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**



**RANCH & FARM AUCTIONS, LLC**  
GARRET ARMSTRONG, AGENT: 641.757.9156  
Garret.Armstrong@whitetailproperties.com

**RANCHANDFARMAUCTIONS.COM**

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Dan Perez, Ranch & Farm Auctions (F06179000), Broker LIC B56932100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | Garrett Armstrong, IA Land Specialist for Whitetail Properties Real Estate, LLC 641.757.9156 | Cody Lowderman, IA Auctioneer, B64012000

# LAND AUCTION



**96.34 AC± | 2 TRACTS | GUTHRIE CO, IA**

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**AUCTION DATE: 9/20/2021 | AUCTION TIME: 5:30 PM**

## AUCTION LOCATION:

**VETS AUDITORIUM | 115 W MAIN ST. | PANORA, IA**

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is proud to represent the Carol S. Knowlton Trust in the sale of their landholdings in Jackson Township, Stuart, Iowa. This row crop farm has been owned and cared for by the Knowlton Family for more than 90 years and this will be the first time it is offered to the public in nearly a century. Carrying a weighted average CSR2 of 72.2 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 Gara loam. Multiple tile improvements have been made and the farms have great drainage. Approximately 99% of all acres offered are income-producing cropland acres. Either of these tracts 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 2022 farming season.



### TRACT 1: 39 +/- ACRES

This tract has high-quality tillable acres with a weighted average CSR2 of 70.2. This farm has gently rolling terrain with good drainage and strategic terracing and tiling. The farm is currently planted in corn and has great field access in the NW corner of the property off of 290th Ln.

Property Location: From Stuart, head north 6.25 miles on P28 (Wagon Rd.) to 285th St. Travel west 2 miles on 285th to 290th Ln. Tract 1 is located 1/4 mile south on 290th Ln. Signs will clearly identify the property.

Farm Information: 39 acres m/l with 38.6 FSA cropland acres. 15.99 corn base acres with a PLC yield of 144. 15.74 soybean base acres with a PLC yield of 37. 5.28 acres have been bid into a new CRP contract starting November 1st, 2021 at \$244.66 per acre or \$1230.28 annually. See Tract 1 CRP information in the downloads or call for further information. The seller can sign this contract or can terminate based on the new buyer's wishes.

Legal Description: 1-78-31 GOV LOT 9. An exact legal description to come from the abstract.

Taxes: 2019 property taxes were \$1,020.00



### TRACT 2: 57.34 +/- ACRES

This tract has high-quality tillable acres with a weighted average CSR2 of 73.5. This farm has gently rolling terrain with good drainage. The farm is divided by Tank Avenue with 16.14 Acres m/l on the west side of the road and 41.20 acres on the east. The farm is currently planted in soybeans and has great field access for large equipment off of Tank Ave.

Property Location: From Stuart, head north 6.25 miles on P28 (Wagon Rd.) to 285th St. Travel west 2.5 miles on 285th St. to Tank Ave. Tract 2 is located just north of the intersection of 285th St. and Tank Ave. Signs will clearly identify the property location.

Farm Information: 57.34 acres m/l with 57.11 FSA cropland acres. 23.1 corn base acres with a PLC yield of 144. 22.74 soybean base acres with a PLC yield of 37. There are 1.3 acres in CRP paying \$300/acre or \$390.00 annually that expires in 9/2031.

Legal Description: 1-78-31 LOT 3 FRL (EX PAR A & B GOV LOT 3) & E 21 1/2A OF LOT 4 (EX PAR A, B & C GOV LOT 4) . Exact legal description to come from abstract.

Taxes: 2019 property taxes were \$1,570.00

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[garret.armstrong@whitetailproperties.com](mailto:garret.armstrong@whitetailproperties.com)

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