

RANCH & FARM AUCTIONS LLC

INTRODUCTION

GUTHRIE CO, IOWA 96.34 +/- ACRES

AUCTION DETAILS

- DATE/TIME: 9/20/21 AT 5:30 PM
- AUCTION TYPE: LIVE AND ONLINE
- AUCTION LOCATION: VETS AUDITORIUM
115 W MAIN ST
PANORA, IA

PROPERTY DETAILS

- TOTAL ACRES: 96.34+/- ACRES OFFERED
IN 2 TRACTS
- TRACT 1: 39+/- ACRES,
- TRACT 2: 57.34+/- ACRES



RANCH & FARM AUCTIONS LLC

DESCRIPTION

ENTIRE FARM DESCRIPTION

RANCH & FARM AUCTIONS, A DIVISION OF WHITETAIL PROPERTIES REAL ESTATE, IS PROUD TO REPRESENT THE CAROL S. KNOWLTON TRUST IN THE SALE OF THEIR LAND HOLDINGS 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 DESCRIPTION

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.

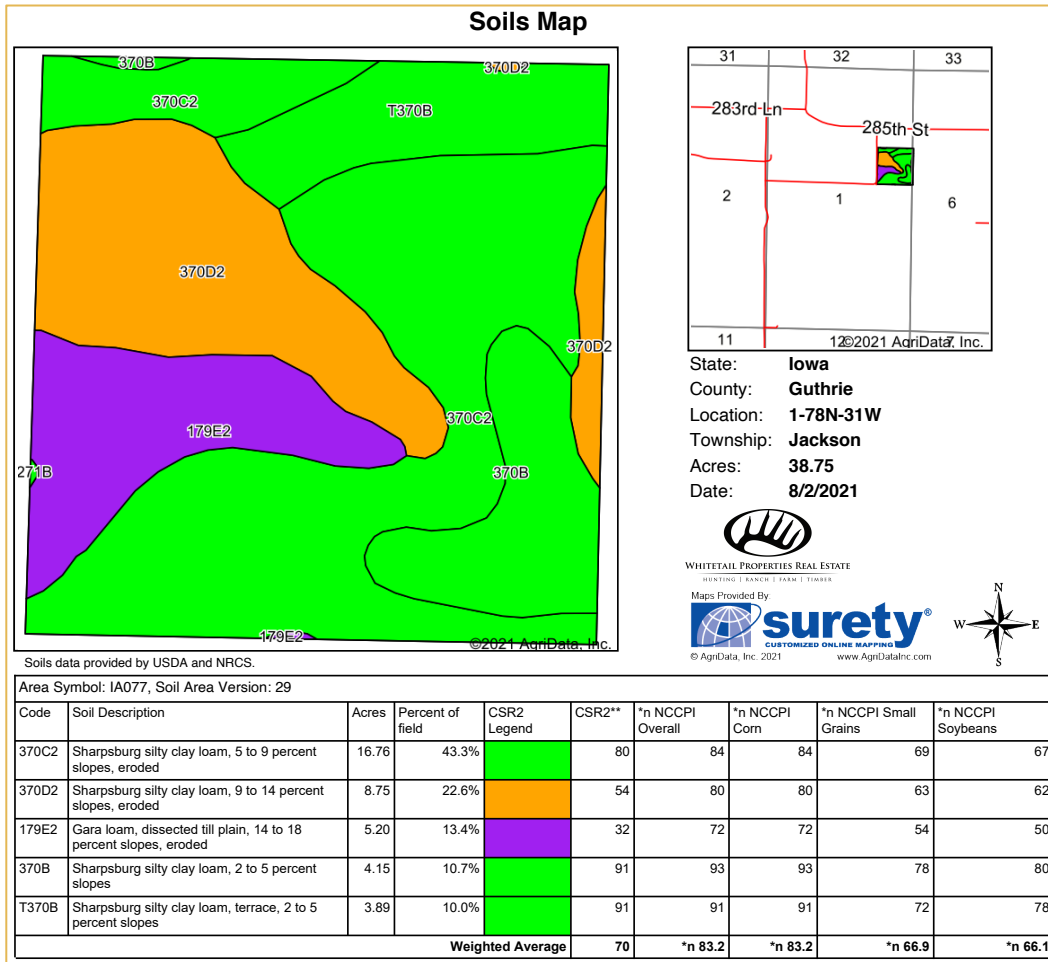
TRACT 2 DESCRIPTION

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.



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TRACT 1 FSA



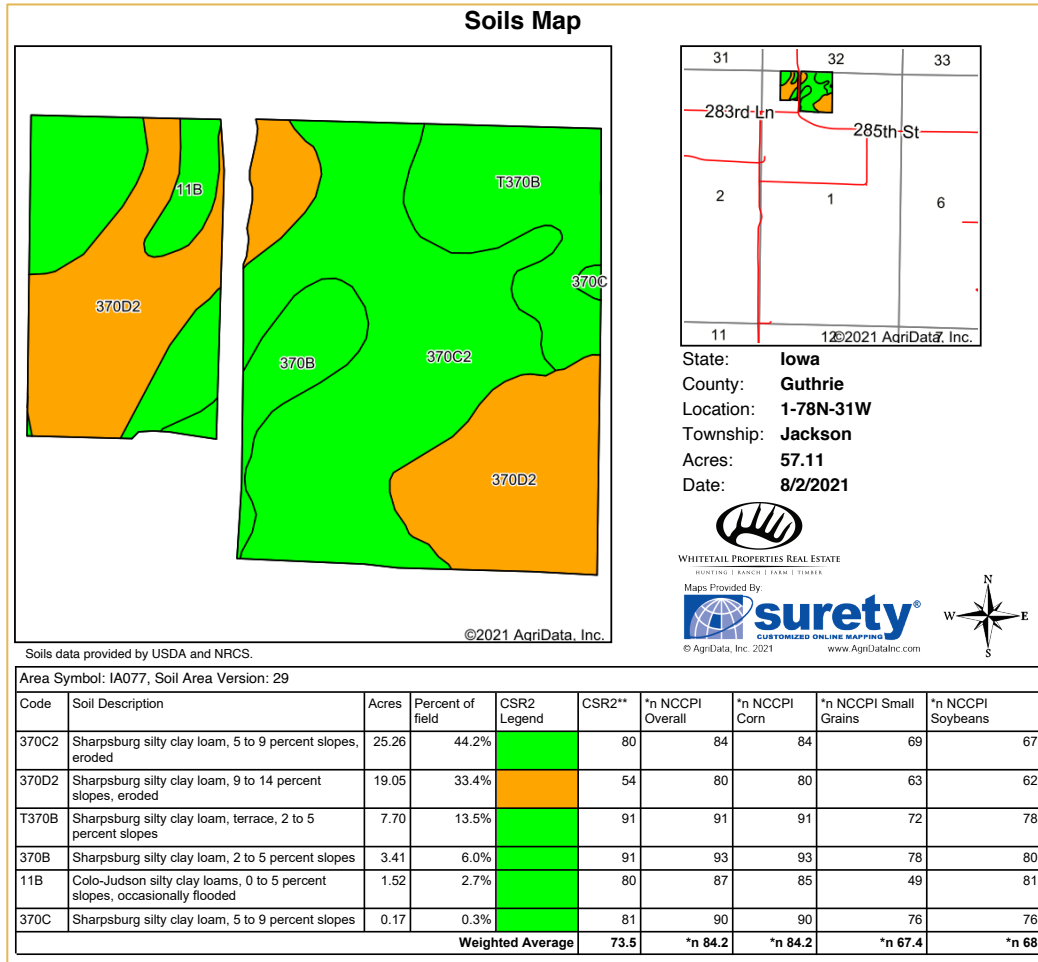
FSA INFO-TRACT 1

- TOTAL ACRES: 39 ACRES
- FARM NUMBER: 8021
- TENANCY: OPEN FOR 2022 CROP SEASON
- PRODUCTIVITY: AVG CSR2 70
- SOIL TYPES: PRIMARILY SHARSPBURG SILTY CLAY LOAM AND GARA LOAM
- CROP ACRES: 38.6 DCP ACRES
- CORN BASE ACRES: 15.99 ACRES
- CORN PLC YIELD: 144
- SOYBEAN BASE ACRES: 15.74 ACRES
- SOYBEAN PLC YIELD: 37
- CRP: 5.28 ACRES HAVE BEEN BID INTO A CRP CONTRACT THAT CAN START 11/1/21 AT \$244.66 PER ACRE. THIS IS OPTIONAL AND SELLER IS WILLING TO SIGN OR TERMINATE BASED ON NEW BUYER WISHES***CALL OR EMAIL FOR DETAILS.



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TRACT 2 FSA



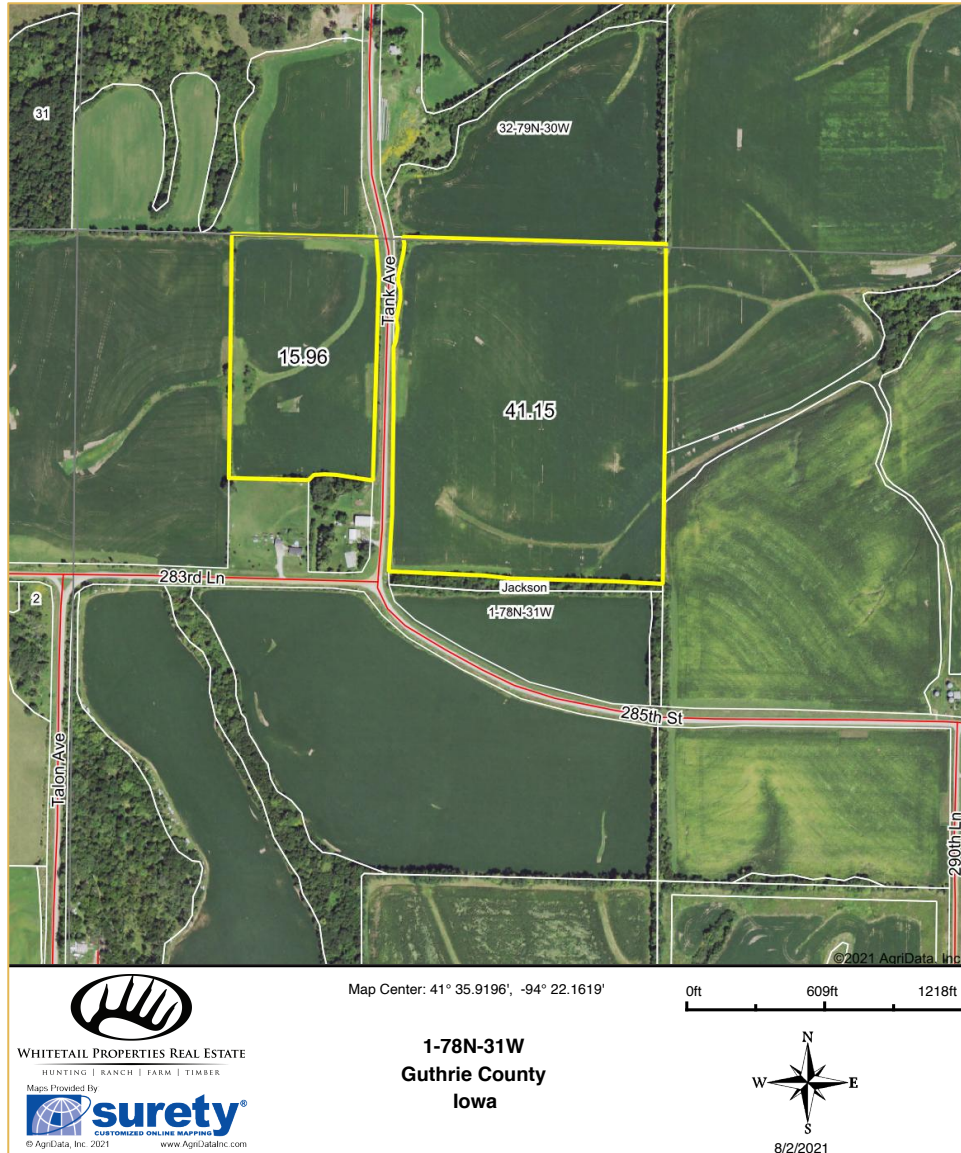
FSA INFO-TRACT 2

- TOTAL ACRES: 57.34 ACRES
- FARM NUMBER: 8021
- TENANCY: OPEN FOR 2022 CROP SEASON
- PRODUCTIVITY: AVG CSR2 73.5
- SOIL TYPES: PRIMARILY SHARSPBURG SILTY CLAY LOAM
- CROP ACRES: 57.11 DCP ACRES
- CORN BASE ACRES: 23.1 ACRES
- CORN PLC YIELD: 144
- SOYBEAN BASE ACRES: 22.74 ACRES
- SOYBEAN PLC YIELD: 37
- CRP: 1.3 ACRES PAYING \$300/ACRE EXPIRES 9/30/21 (TRACT 2 ONLY)



RANCH & FARM AUCTIONS LLC

TRACT 2 INFO



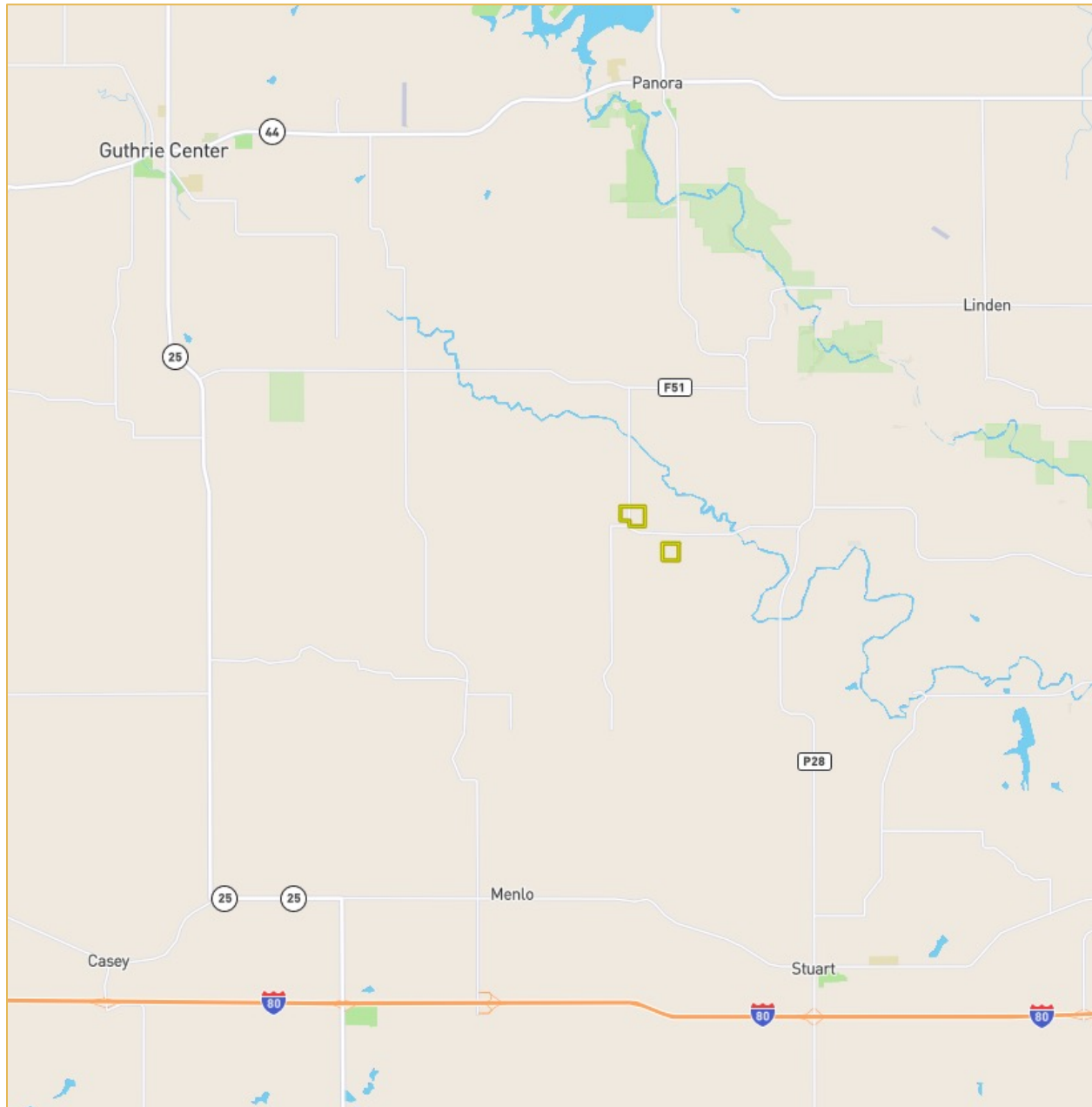
TRACT 2 INFO

- **LOCATION:** TRACT 2: FROM STUART, HEAD NORTH 6.25 MILES ON P28 (WAGON RD) TO 285TH ST. TRAVEL WEST 2.5 MILES ON 285TH TO TAMKL AVE. SIGNS WILL CLEARLY IDENTIFY THE PROPERTY
- **LEGAL:** 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 TAXES WERE \$1570.00
- **SURVEY STATUS:** NO SURVEY REQUIRED



RANCH & FARM AUCTIONS LLC

LOCATION MAP



DIRECTIONS

- TRACT 1: FROM STUART, HEAD NORTH 6.25 MILES ON P28 (WAGON RD) TO 285TH ST. TRAVEL WEST 2 MILES ON 285TH TO 290TH LANE. TRACT 1 IS LOCATED ¼ MILE SOUTH ON 290TH LANE
- TRACT 2: FROM STUART, HEAD NORTH 6.25 MILES ON P28 (WAGON RD) TO 285TH ST. TRAVEL WEST 2.5 MILES ON 285TH TO TAMKL AVE. SIGNS WILL CLEARLY IDENTIFY THE PROPERTY



RANCH & FARM AUCTIONS LLC

AUCTION DETAILS

DATE: 9/20/21

TIME: 5:30 PM

LIVE AUCTION LOCATION: VETS AUDITORIUM, 115 W MAIN ST, PANORA, IA

METHOD OF SALE: THIS SALE IS SUBJECT TO SELLERS ACCEPTANCE. TRACTS WILL BE OFFERED IN THE BUYERS CHOICE METHOD. LIVE, PHONE AN SIMULCAST ONLINE BIDDING IS AVAILABLE. ONLINE BIDDING AT RANCHANDFARMAUCTIONS.COM

TERMS: ALL PROPERTIES ARE SOLD "AS IS, WHERE IS" WITH NO FINANCING, APPRAISAL, INSPECTION OR OTHER CONTINGENCIES TO THE SALE. EACH HIGH BIDDER WILL MAKE A 10% NON-REFUNDABLE DOWN PAYMENT IMMEDIATELY FOLLOWING THE AUCTION. PERSONAL CHECKS, COMPANY CHECKS, CASHIERS CHECKS AN WIRE TRANSFEERS ARE ACCEPTED.

CONTRACT/TITLE/ABSTRACT: IMMEDIATELY AFTER HIGH BIDDERS ARE IDENTIFIED, THOSE HIGH BIDDERS WILL IMMEDIATELY ENTER INTO A PURCHASE AGREEMENT. IF WINNING BIDDER IS ONLINE OR ON THE PHONE, A CONTRACT WILL BE SENT IMMEDIATELY FOLLOWING THE AUCTION THRU DOCUSIGN. WIRE TRANSFER WILL BE DUE WITHIN 24 HOURS. THE SELLERS SHALL PROVIDE AN ABSTRACT OF TITLE CONTINUED THROUGH THE DATE OF SALE AND PROVIDE A WRITTEN REPORT OF THROUGH THE DATE OF SALE AND DELIVER IT TO BUYERS FOR EXAMINATION.

POSSESSION: POSSESSION AT CLOSING SUBJECT TO CURRENT YEARS TENANTS RIGHTS. BOTH TRACTS HAVE OPEN TENANCY FOR THE 2022 CROP SEASON

CASH RENTS: ALL 2021 CASH RENTS AND CRP PAYMENTS WILL BE RETAINED BY THE SELLER

TAXES: TAXES WILL BE PRORATED TO THE DAY OF CLOSING

SELLERS ATTORNEY: JEFF BUMP, BUMP & BUMP LAW OFFICE

AGENCY: RANCH & FARM AUCTIONS, LLC AND WHITETAIL PROPERTIES REAL ESTATE, LLC ARE AGENTS OF THE SELLERS

SELLER: CAROL S KNOWLTON TRUST

CLOSING: CLOSING SHALL TAKE PLACE ON OR BEFORE 30 DAYS FOLLOWING SELLERS ACCEPTANCE



RANCH & FARM AUCTIONS LLC

CONTACT

FULL DETAILS AT:

RANCHANDFARMAUCTIONS.COM

WHITETAILPROPERTIES.COM

BID ONLINE AT:

[HTTPS://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-TILLABLE-FARM-IN-SOUTHERN-GUTHRIE-COUNTY](https://RANCHANDFARMAUCTIONS.COM/AUCTIONS/PRODUCTIVE-TILLABLE-FARM-IN-SOUTHERN-GUTHRIE-COUNTY)

**FOR MORE INFORMATION
CALL TEXT OR EMAIL:**



YOUR LOCAL LAND SPECIALIST

GARRET ARMSTRONG, *IOWA LAND SPECIALIST*

M: (641) 757-9156

GARRETT.ARMSTRONG@WHITETAILPROPERTIES.COM

