



Hawkeye Farm
Mgmt & Real Estate

11am on Thursday, August 25, 2022

GARWIN COMMUNITY CENTER

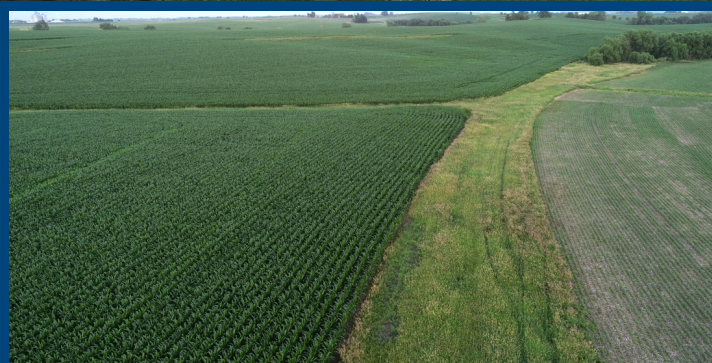
207 Main Street | Garwin, IA 50632

FARMLAND AUCTION

FLOYD AND BRITNI CUTLER

78.62 +/- ACRES OFFERED IN 1 TRACT

HOWARD TOWNSHIP | TAMA COUNTY, IOWA



PRODUCTIVE AG LAND

- 78.62 +/- ACRES
- 76.95 +/- TILLABLE ACRES
- 77.2 CSR2
- QUALITY LOCAL TENANT IN PLACE FOR 2022 SEASON
- PRIMARY SOIL TYPES: DINSDALE, TAMA, LISCOMB, COLO-ELY
- S8-T84N-R15W
- TAXES: 2 PARCELS | \$2,584 ANNUAL

NOTE

- JUST OUTSIDE GARWIN, IOWA
- CENTRALLY LOCATED BETWEEN GREEN MOUNTAIN, GLADBROOK, TRAER, CLUTIER, GARWIN, LE GRAND, MONTOUR, TOLEDO, AND TAMA

United Country Hawkeye Farm Mgmt & Real Estate is honored to represent the farmland sale of Floyd & Britni Cutler located in Tama County, Iowa. This 78.62 +/- acre Howard Township Tract will be sold as a stand-alone unit at live public auction on **Thursday, August 25, 2022**. This high percentage tillable farm boasting an excellent 77.2 CSR2 has been well maintained by a quality tenant and owned by the same family for several decades. Dinsdale, Tama, Liscomb, and Colo-Ely are the predominant soil types supporting its quality yields on an annual basis.

We look forward to seeing everyone 11:00 AM at the Community Center located in Garwin, Iowa. For more information contact Iowa Land Specialist Luke Nissen at 712-304-4827 or email Luke@UCIowa.com.



United Country Hawkeye Farm Mgmt. & Real Estate
1010 S. Clinton | Albia, IA 52531
Alan Ammons-Broker | All Agents Licensed in the state of Iowa

The owner reserves the right to reject any and all bids which are subject to seller's approval the day of auction. Any announcements on the day of the sale will supersede all printed material. Information presented is gathered from sources deemed reliable but not guaranteed by United Country Hawkeye Farm Management and Real Estate who represents the seller at auction.

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