

LAND AUCTION



702.99 AC± | 5 TRACTS | MILLS CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/28/23 | AUCTION TIME: 4:00 PM

**AUCTION LOCATION: LAKIN COMMUNITY CENTER
61321 315TH STREET, MALVERN, IOWA 51551**

Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate, LLC., is honored to represent the Guttau Land Company I, LLC in the sale of this iconic southwestern Iowa farm. Locally known as the Van Pelt Ranch, this property has a vast history with the Glenwood community and surrounding area. The land offers a combination of high quality tillable, rolling pastures, hardwood timber, multiple ponds and thick habitat for the native wildlife. The farm's main use is currently for livestock and grazing, but more acres could easily be converted to row crop to maximize the overall revenue and productivity of the farm. Located on 221st Street and just minutes from the growing community of Glenwood and a short drive to Council Bluffs and Omaha, this property is ideally situated in the path of future residential development. The rolling timbered hills, beautiful views and short commute make it a great place that many would like to call home. Farms of this size offer so many options for the next owner. This property would be a great addition to an existing livestock or row crop operation. It could be purchased for investment and rented to a local operator while still taking advantage of all the recreational opportunities that exist on the property. For more information about this amazing property and to see it for yourself, call the Listing Agents to schedule a private showing. Showings are by appointment only with advanced notice.



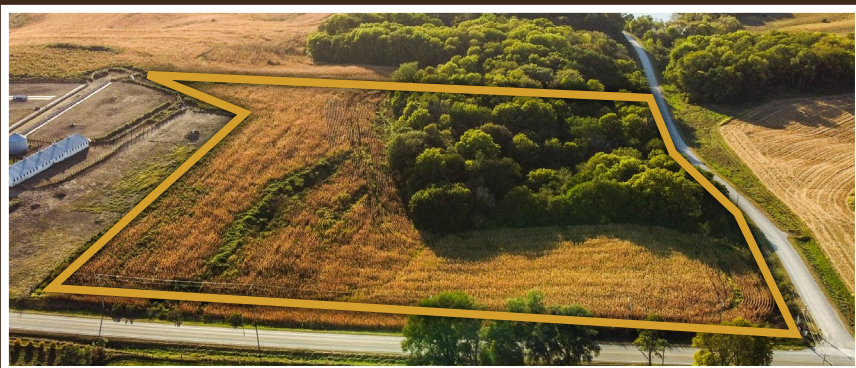
TRACT 1: 50 ± ACRES

This 50-acre tract consists of rolling Loess Hills timber, native grass hill sides, cedar thickets and pasture. It has multiple locations for a private homesite and established access from Barrus Rd. This property is full of Iowa wildlife, and it provides access to two stocked bodies of water for fishing and recreation. If you're an outdoors family and like to hunt and fish, or if you just enjoy being surrounded by nature and are looking for some extra space, this is the perfect property for you.



TRACT 2: 39.9 ± ACRES

This tract consists of half mature timber and half tillable farmland. There are ideal locations to build a home or homes either in the timber or in the open farmland. This tract has .25 miles of Barrus Rd. frontage but there is not an established driveway or access road to this tract currently. This is a very diverse property with rolling Loess Hills terrain, incredible western views, income potential from the rented cropland and various recreational opportunities. There is a small cemetery located on this tract. Please contact the listing agents for more details.



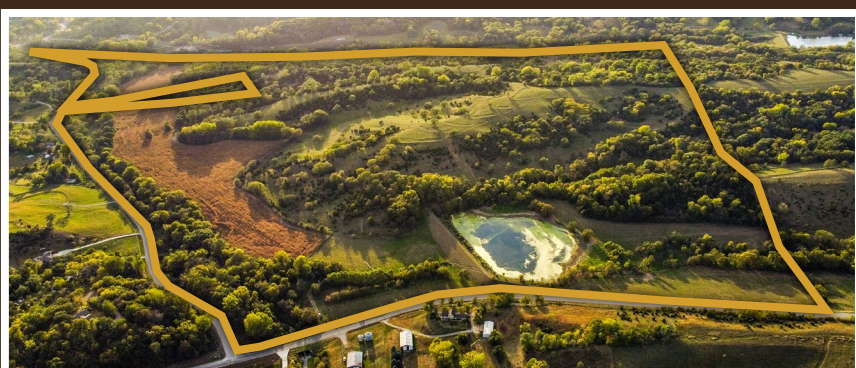
TRACT 3: 13.96 ± ACRES

This 13.96-acre tract is in the southwest corner of the intersection of Barrus Rd. and 221st St. There is more than 730' of road frontage along 221st St and more than 670' of frontage along Barrus Rd. This tract consists of 7 acres of income producing farmland and approximately 5.75 acres of mature hardwood timber. Like tracts 1 & 2, there are multiple locations for future home-sites with utilities located close by.



TRACT 4: 298.02 ± ACRES

This tract is centrally located in heart of the Van Pelt Ranch. This nearly 300-acre tract consists of approximately 89 acres of cropland with a weighted average CSR2 of 56.94, with the balance in timber and open pasture. There is an established field entrance from 221st St. in the northern half of this tract. There are multiple building sites with incredible western views from this property. This property could be a great addition to a livestock/row crop operation or be developed as a recreational property minutes from Council Bluffs and Omaha.



TRACT 5: 301.11 ± ACRES

This 300-acre tract lies at the southern end of the property. It consists of 68.37 bottom ground tillable acres with a weighted CSR2 of 69.53, rolling Loess Hills timber and open pasture. There is a great access point at the southern end of this tract from 221st St. that provides access to the tillable acres, pasture and a 5.9-acre pond. This large tract also has multiple home building sites and great recreational opportunities.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

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RANCHANDFARMAUCTIONS.COM

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

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