

LAND AUCTION



324.16 AC± | 4 TRACTS | GUTHRIE CO, IA

AUCTION:

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 11/28/23 | AUCTION TIME: 11:00 AM

**AUCTION LOCATION: PANORA COMMUNITY CENTER
115 WEST MAIN STREET, PANORA, IOWA 50216**

Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate, is proud to represent the Viola C. Heins Estate in the sale of 324.16 total acres m/l of quality Guthrie County, Iowa farmland. Located in Section 36 of Beaver Township and Sections 1, 2 & 31 of Jackson Township, this highly tillable farm consists of 287.37 FSA tillable acres carrying a weighted average CSR2 of 64.13. The soils consist mainly of Sharpsburg silty clay loam, Ladoga clay loam and Shelby clay loam with slope ratings between 5 - 14 percent. The balance of the farm consists of buffer strips, managed waterways, recreational acres and 3.7-acre pond. This is a quality farm that will continue to produce strong yields year after year. This farm would make for a solid investment to diversify your portfolio or be a great addition to your current farming operation.



TRACT 1: 40 ± ACRES

This tract offers 35.96 income producing FSA tillable acres with a weighted average CSR2 of 58.4. The farm is predominantly tillable with some terraces and mowed buffer strips to allow for sufficient water drainage. The farm is adjacent to good stands of mature timber and timbered draws that connect larger tracts of timber in the area. Due to the proximity of the neighboring timber, this farm would offer deer and hunting opportunities for the land buyer looking for a property with income and recreation. There are two field entrances into the farm off Rose Ave at the north and south ends. There is also a potential building site for a home or machine shop in the NE corner of the property.



TRACT 2: 132 ± ACRES

This tract offers 122.81 FSA tillable acres with a weighted average CSR2 of 65.8 which is well above the Guthrie County average of 61.4. The primary soil types are Sharpsburg silty clay loam and Ladoga silt loam with 5% - 14% slopes. The farm is more than 94% tillable with a network of manicured waterways and buffer strips allowing excellent water drainage. There are field entrances on both the south and west sides of the farm giving opportunity for crop division. There is also a shared pond in the SE corner of the farm.



TRACT 3: 83 ± ACRES

This tract offers 67.1 FSA tillable acres with a weighted average CSR2 of 62.3. The primary soil types are Ladoga silt loam and Sharpsburg silty clay loam. This farm is predominantly tillable with rolling topography allowing good drainage with the manicured waterways and buffer strips. Waterway layout allows for good crop transition points. The balance of the acres could be utilized for grass/hay production and there is a shared pond in the NE corner of the farm. A field entrance is located in the western half of this farm on 283rd Lane along the south boundary of the property.



TRACT 4: 69.16 ± ACRES

This tract offers 59.62 FSA tillable acres with a weighted average CSR2 of 66.7. The primary soil types are Sharpsburg silty clay loam and Shelby clay loam. This farm is predominantly tillable with the remainder in waterways, grass filter strips and wildlife habitat. The topography allows for sufficient drainage. There is a shared pond in NW corner of the property. A field entrance is centrally located along 283rd Lane along the south boundary of the property.

Contact the listing agents for further information.

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

GARRET ARMSTRONG, AGENT: 641.757.9156 | garret.armstrong@whitetailproperties.com

TYSON SMITH, AGENT: 712.830.6977 | tyson.smith@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

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

**SELLER'S ATTORNEY | WILLIAM BUMP OF BUMP & BUMP LAW OFFICE | 641.755.2131
222 EAST MARKET STREET, PANORA, IOWA 50216**

Ranch & Farm Auctions is a licensed trade name of Whitetail Properties Real Estate LLC | Richard F. Baugh, Iowa Broker License # B57515100 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332
Garret Armstrong, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 641.757.9156 | Tyson Smith, Iowa Land Specialist for Whitetail Properties Real Estate, LLC, 712.830.6977 | Cody Lowderman, IA Auctioneer, B64012000