

LAND AUCTION



80 AC± | 1 TRACT | ADAIR CO, IA

AUCTION: LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 8/22/24 | **AUCTION TIME:** 2 PM CT

AUCTION LOCATION: THE SAINTS CENTER
320 N FREMONT ST, STUART, IA 50250

Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate, is proud to represent FARM 107730, LLC. in the sale of 80.0 deeded acres m/l of quality Adair County, Iowa farmland. Located in Section 10 of Lincoln Township, this highly tillable farm consists of 74.34 FSA tillable acres carrying a weighted average CSR2 of 79.5. The soils consist mainly of Sharpsburg silty clay loam, Zook-Colo-Ely silty clay loam and Ladoga silt loam with slope ratings between 2 - 9 percent. The balance of the farm consists of a drainage ditch that is in the eastern half of the farm and a stand of timber in the southeast corner along Walnut Avenue. There are 11.86 acres enrolled in a CRP contract that pays \$1,945.00 annually through 9/30/2029. The practices in this contract include filter strips, contour grass strips and grassed waterways.

The new buyer will receive 50% of the rental income and prorated CRP for 2024. Open tenancy for 2025.

This quality farm with good drainage far exceeds the county average CSR2 of 64 and 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.

Property Location: From Stuart, travel south on Stuart Rd. (P28) across the interstate to 110th St. Travel east 2.0 miles on 110th St. to Walnut St. Turn Right (South) on Walnut and travel .75 miles to the subject property. Auction signage will clearly identify the property location.

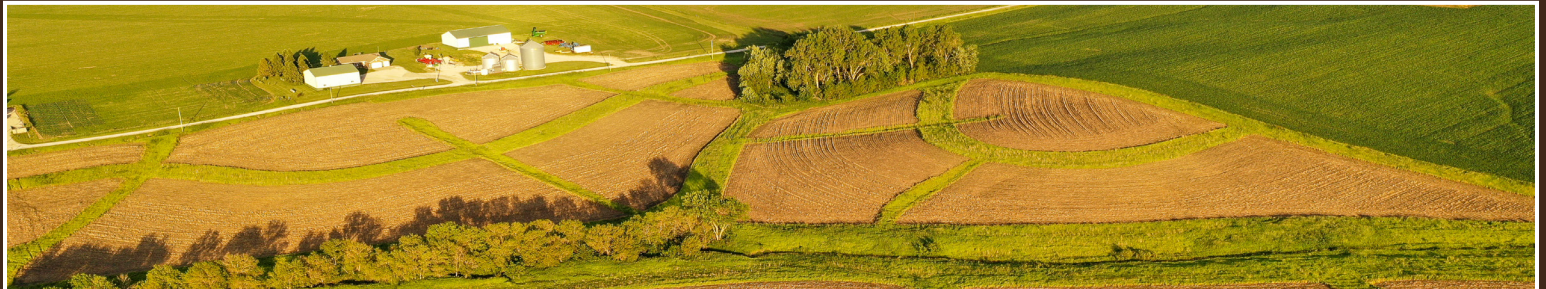
Farm Information: 80 acres deeded. 79 acres taxable. 74.61 acres of cropland.

Farm Number: 933

Tract Number: 1374

Legal Description: SE SE & SW SE 10-77N-30W. The exact legal information is to come from the abstract prior to closing.

Taxes: 2022 property taxes are \$2,363.00



Deeded Acres:	80.0
FSA Farmland Acres:	Farmland: 79.83 Cropland: 74.61
Soil Types:	Sharpsburg silty clay loam, Zook-Colo-Ely silty clay loam & Ladoga silt loam
Soil PI/NCCPI/CSR2:	79.5 CSR2
CRP Acres/payment:	11.86 Acres, paying \$164.00 per acre or \$1,945.00 annually. Contract expires 9.20.2029
Taxes:	\$2,363.00
Lease Status:	Open Tenancy for 2025 crop year
Possession:	Immediate possession subject to current tenant's rights for 2024
Survey needed?:	No survey needed
Brief Legal:	10-77-30 SW SE & SE SE
PIDs:	0410400004, 0410400005
Lat/Lon:	41.476797, -94.284859
Zip Code:	50250

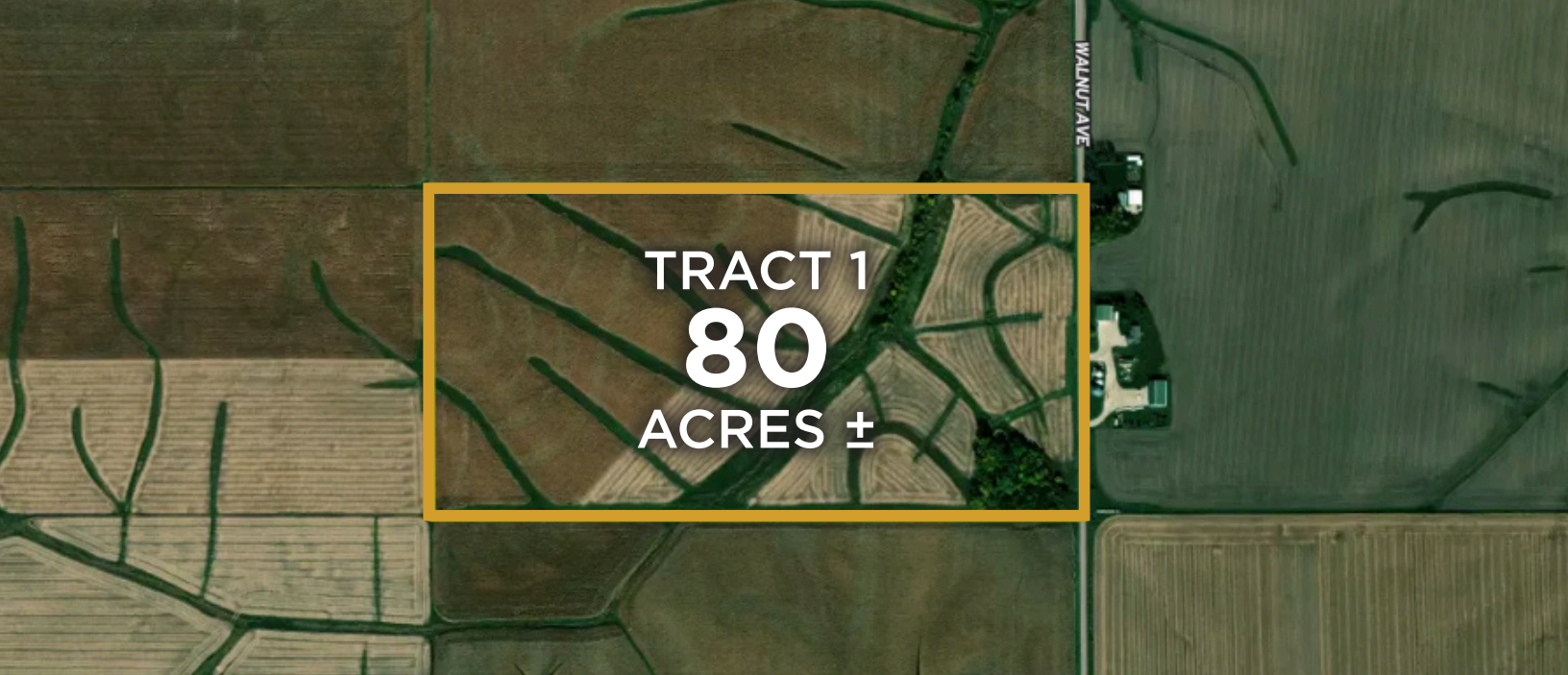
IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
GARRET ARMSTRONG, AGENT: 641.757.9156 | garret.armstrong@whitetailproperties.com

SELLER'S ATTORNEY: BUMP & BUMP LAW OFFICE - ATTORNEY WILLIAM BUMP
211 SW 7TH ST. STUART, IA 50250 | (515) 523-2843 | WBUMP@BUMPLAW.COM

RANCHANDFARMAUCTIONS.COM

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

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 | Cody Lowderman, IA Auctioneer, B64012000



TRACT 1
80
ACRES ±

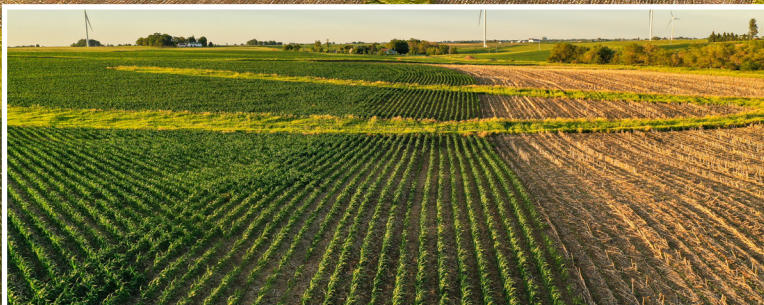
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