



99.09

ACRES M/L

FARMLAND AVAILABLE

Guthrie County, Iowa

LISTING #183328



MATT ADAMS

515.423.9235 | MATT@PEOPLESCOMPANY.COM | IA LIC S59699000

FARMLAND AVAILABLE

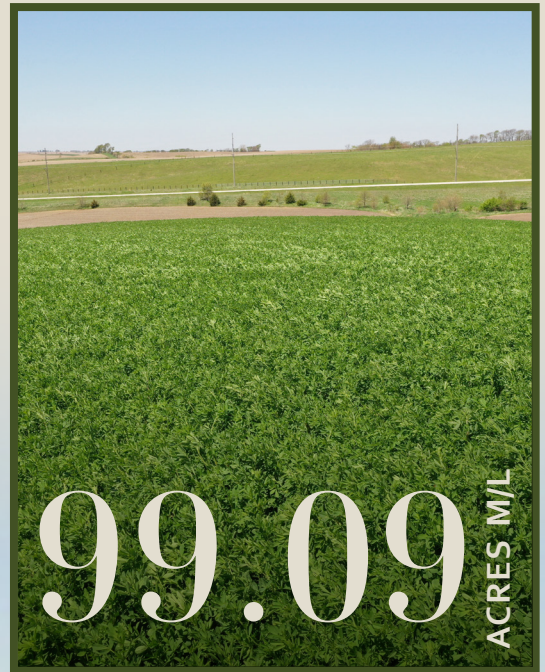
Guthrie County, Iowa

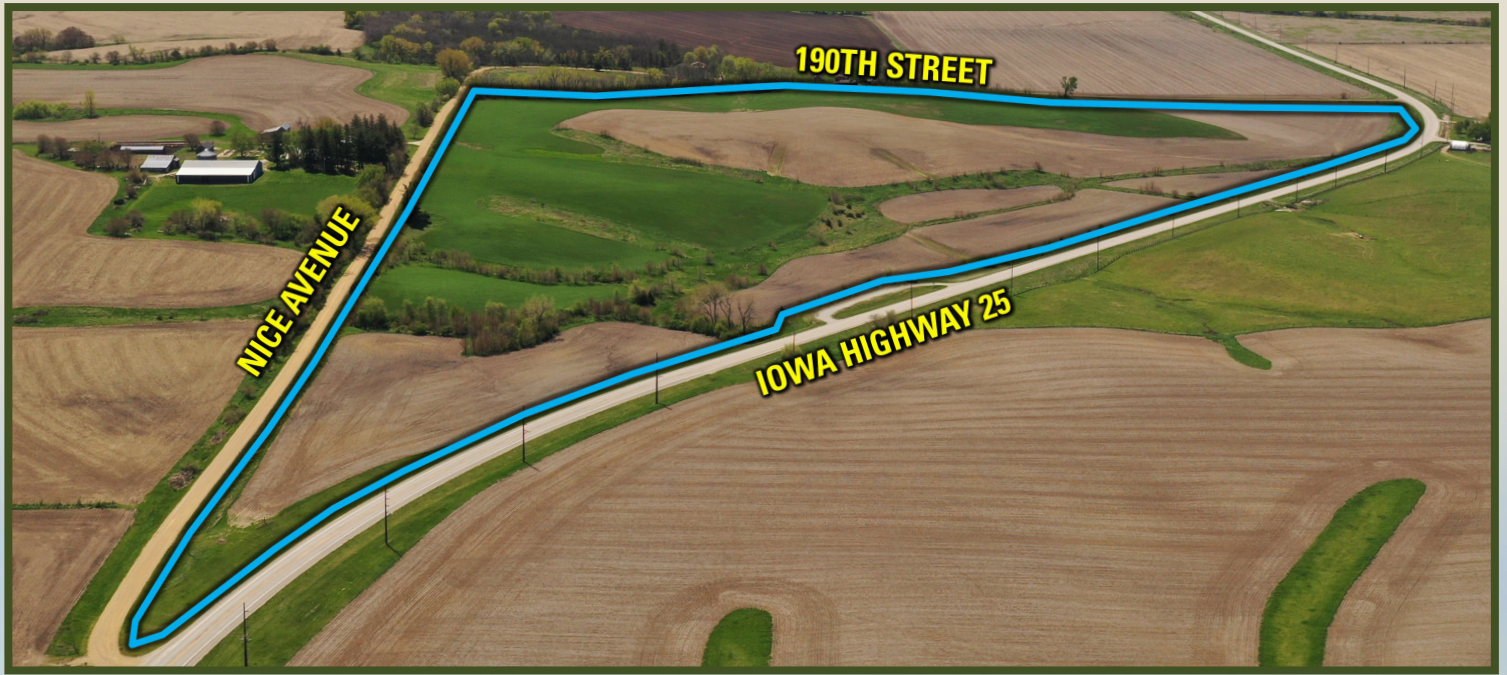
Guthrie County, Iowa Farmland Available! Peoples Company is representing the sale of 99.09 acres m/l located 3.5 miles north of Guthrie Center, Iowa on paved Iowa Highway 25 and in Section 18 of Victory Township. The farm includes 87.33 FSA cropland acres with 45.09 acres certified as cropland and 42.24 acres certified as alfalfa/grass. This gently rolling farm has an overall tillable CSR2 soil rating of 58.4. The alfalfa stand is two years old and has received fertilizer applications and reseeding to help get it established. Conservation practices are being actively applied, and several waterways have been re-worked and seeded down.

The farm is located in a strong farming neighborhood that includes several quality farmland operators as well as livestock producers. It has access to the east side of paved Iowa Hwy 25 and has gravel road frontage on both the south and east sides of the farm. Driveways are installed on all three sides of the farm, allowing for convenient entry to the entire farm. Also, the farm is situated just south of Hwy 141 and just north of Hwy 44. The east side of the farm sits on top of a hill and is arguably one of the highest points in Guthrie County, which would allow for a great building site overlooking the countryside.

The crop ground is leased to a reputable local farm operator for the 2025 growing season, and the alfalfa fields are owner operated. The Seller has offered flexibility on the hay ground and would be open to the Buyer's needs or wants, whether they needed the alfalfa hay or would prefer to be compensated for the alfalfa hay baled on the farm. Adjoining the property to the southeast lies the Bundt Prairie, one of the few original native prairie remnants scattered throughout the state.

This farm has something for everyone, whether you're looking for crop ground, high quality forage for livestock, or a building site close to major paved highways and Lake Panorama just to the southeast.

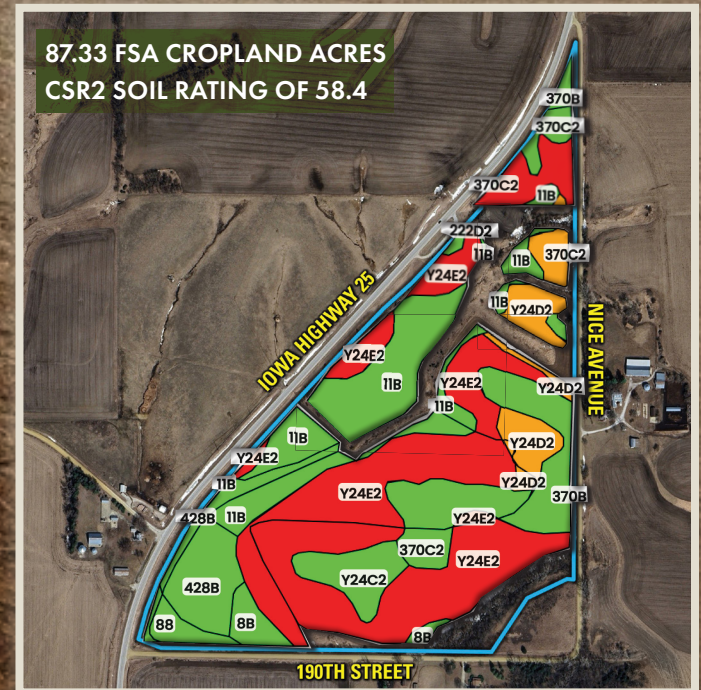




ROW CROP / CROP PRODUCTION



TILLABLE SOILS



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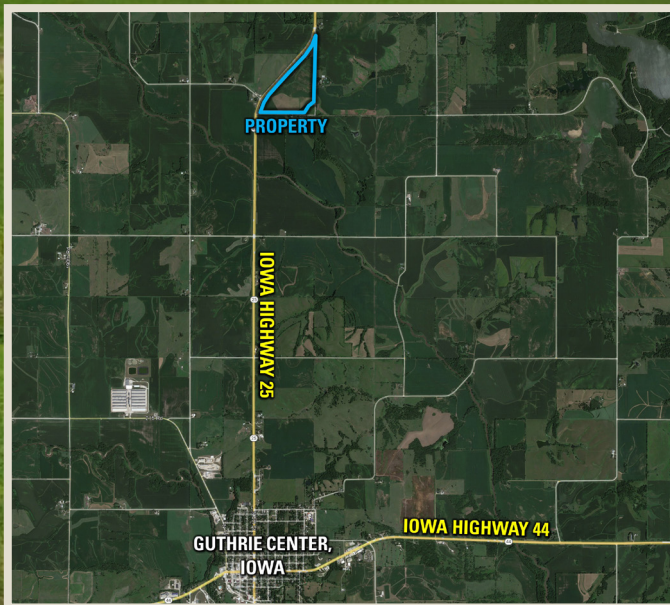
12119 Stratford Drive
Clive, IA 50325



PeoplesCompany.com
Listing #00000



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



FARMLAND AVAILABLE

Guthrie County, Iowa

DIRECTIONS

From Guthrie Center, Iowa: Head north on Iowa Highway 25 for 3.5 miles. The farm will be on the right-hand (east) side of the road. Look for Peoples Company signage.

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