

GUTHRIE COUNTY

Land Available



200 ACRES M/L

2443 NOMAD TRAIL | GUTHRIE CENTER, IA 50115









MATT ADAMS | 515.423.9235 | Matt@PeoplesCompany.com

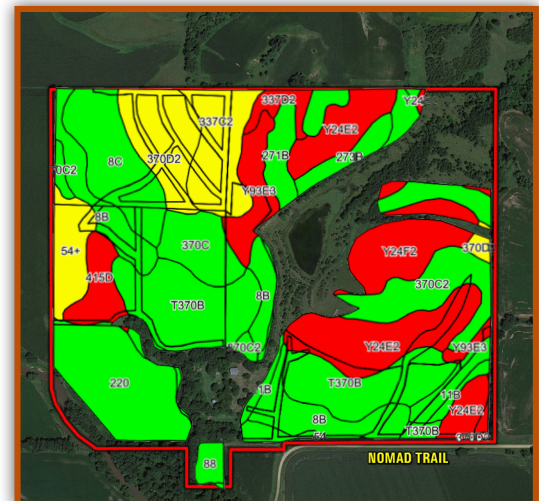


This 200 Acre Guthrie County, Iowa farm has a rich farming heritage as the Jorgensen family has produced corn, soybeans, hay, and livestock since 1944 - or more than 75 years. Situated in the rolling hills between Guthrie Center, Iowa and Panora, Iowa, there's something for everyone with this versatile property offering a blend of income with high-quality row crop, livestock grazing and production, and recreational opportunities. The farm consists of 157.52 FSA tillable acres but an estimated 90.74 acres are currently being farmed. These acres are highly productive with a CSR2 rating of 75 and primary soil types including Sharpsburg silty clay loam, Shelby clay loam, Nodaway silt loam, and Judson silty clay loam. Conservation measures have been actively applied with well-maintained waterways and contour farming practices.

The balance of the farm consists of pasture land, grass hay ground, and a stand of timber. Being active in the Soil and Water Conservation District, the late Donald Jorgensen pioneered a 4 surface acre pond designed by the NRCS (Natural Resource Conservation Service) and built on the property. Other water features include Brushy Creek flowing through the very southwest corner of the property. A section of new 5 strand barbwire interior fence has been built just south of the pond. Improvements include a functional and well-maintained open front cattle and machine shed that measures approximately 53 ft. x 47 ft and a 6,500-bushel steel grain storage bin. The property also includes an older, vacant single-family 1.5 story house. The house / dwellings will be sold "Where Is, As Is". The acreage site is served by a well with piping and hydrants installed to allow access to water.

TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	Legend	CSR2
T370B	Sharpsburg silty clay loam	22.51	14.3%		91
Y24E2	Shelby clay loam	19.08	12.1%		35
370C2	Sharpsburg silty clay loam	14.11	9.0%		80
220	Nodaway silt loam	13.94	8.8%		82
8B	Judson silty clay loam	13.70	8.7%		93
8C	Judson silty clay loam	10.53	6.7%		87
Y24F2	Shelby clay loam	9.24	5.9%		20
370D2	Sharpsburg silty clay loam	9.17	5.8%		57
Weighted Average					67.1

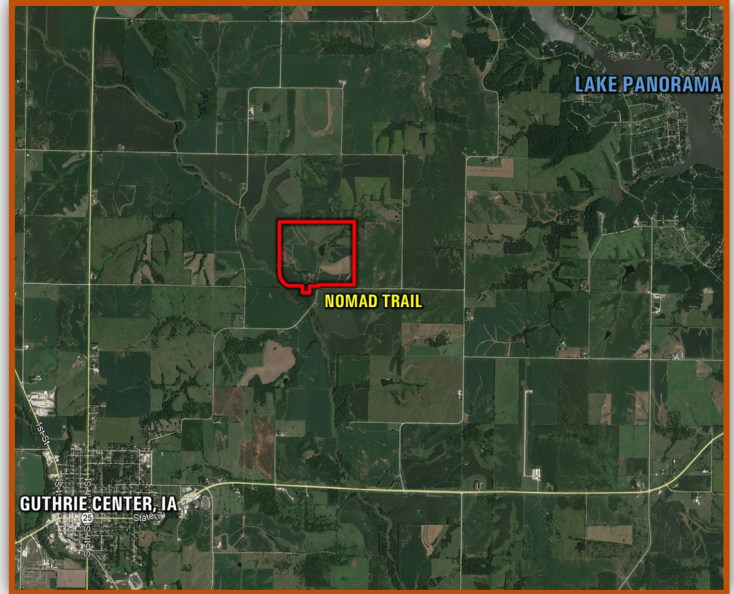


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This land would be a great add-on to an existing farm operation and a smart investment for the Buyer looking to diversify their portfolio. Several grain and livestock markets are located nearby. The farm has been operated by a long-term tenant under a crop share agreement, however, all farm leases have been terminated and the property would be open for the 2020 crop year. There is personal property and equipment owned by the current farm operator located on the property. Should a Buyer have any questions about items that would be or not be included with the property, please contact the listing agent. The farm is located in Sections 28 & 33 of Victory Township just northeast of Guthrie Center, Iowa and just west of Panora, Iowa.

There is a 30 ft. wide access easement located along the southern property line extending west to the east bank of Brushy Creek. This easement continues along the bank of Brushy Creek to allow the neighboring landowner to access part of their property. For additional information, please contact Agent.



PRICE: \$1,100,000
PRICE PER ACRE: \$5,500
LISTING #14796





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