

LAND AVAILABLE

A

ARGANBRIGHT  
FARM

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GUTHRIE COUNTY  
IOWA

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201.74 ACRES M/L  
OFFERED AS THREE LISTINGS

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PeoplesCompany.com

LISTING #16218

LISTING #16207

# 161 ACRES M/L (WEST TRACT)

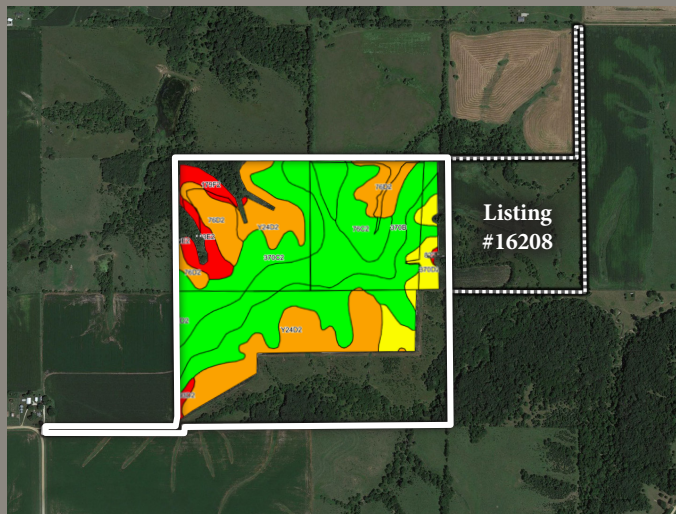
REDWOOD AVENUE, GUTHRIE CENTER, IA 50115



The gently rolling farm is a total of 161 acres and consists of an estimated 115.99 FSA tillable acres carrying a CSR2 value of 67.8. The primary soil types are Sharpsburg silty clay loam and Shelby clay loam. There are 37 acres of pasture that includes a block of heavy timber that would make for a smaller, but mighty, hunting tract.

LISTING AT \$1,460,000 | PROPERTY TAXES \$3,686

Code	Soil Description	Acres	% of field	Legend	CSR2
370C2	Sharpsburg silty clay loam	38.98	33.6%		80
370B	Sharpsburg silty clay loam	22.55	19.4%		91
Y24D2	Shelby clay loam	22.13	19.1%		49
76D2	Ladoga silt loam	11.32	9.8%		49
76C2	Ladoga silt loam	7.09	6.1%		75
370D2	Sharpsburg silty clay loam	6.90	5.9%		54
993E2	Gara-Armstrong loams	3.70	3.2%		24
Weighted Average					67.8



# 201.74 TOTAL ACRES M/L (ENTIRE FARM)

Peoples Company is honored to represent the sale of 201.74 acres known as the Richard "Dick" Arganbright Farm in Guthrie County, Iowa. The Arganbright Family is an established name in the area with deep family roots and a family tree that consists of 10 siblings and over 50 nieces and nephews. This farm has been a part of the Arganbright family heritage for several decades, and the first time it has been available since Dick took ownership over 50 years ago.

The farm is located just southwest of Panora, Iowa, and may be accessed by either a 33 ft. wide owned driveway from Redwood Avenue or a 25 ft. wide owned driveway from 233rd Lane. The gently rolling farm is a total of 201.74 acres and consists of 128.65 FSA tillable acres carrying a CSR2 value of 66. The primary soil types are Sharpsburg silty clay loam and Shelby clay loam. There are 37 acres of pasture that includes a block of heavy timber that would



## GUTHRIE COUNTY IOWA

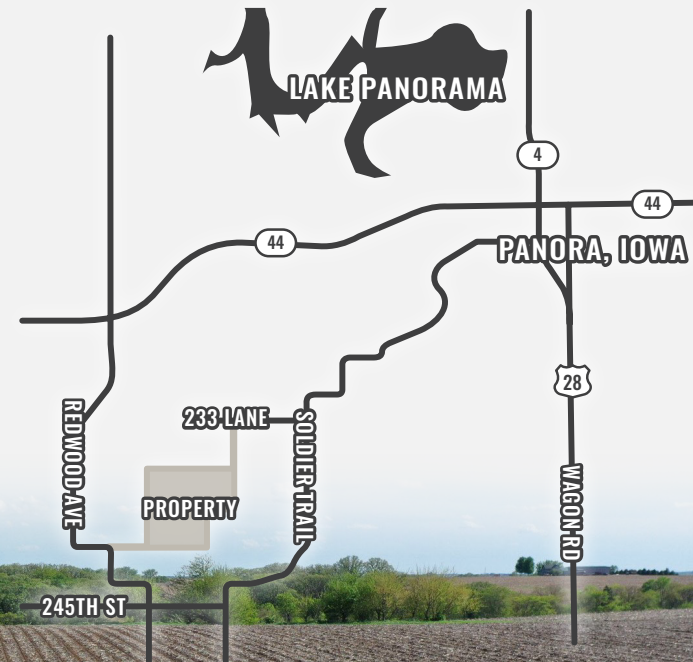
LISTED AT \$1,767,500 | PROPERTY TAXES \$4,266

make for a smaller, but mighty hunting tract. *This farm is being offered in two smaller tracts of land consisting of 161 acres (West Tract - Listing #16207) or 40.74 acres (East Tract - Listing #16208).*

This farm is in a desirable neighborhood with close proximity to Lake Panorama and a 40-minute drive to the western edge of the Des Moines Metro. A great opportunity for an existing farm operation to add acres or a smart investment for land investors looking to diversify their portfolio. There are several competing grain marketing options located nearby, including ethanol plants and a variety of grain elevators. Both the farmland and pasture are leased for the 2022 farm year by members of the Arganbright Family and would be interested in continuing their tenancy on the farm. Located in Sections 12 & 13 of Valley Township, Guthrie County, Iowa.

### DIRECTIONS

From Panora, Iowa: Travel west out of town on State Highway 44 for approximately 2.75 miles and turn left (south) onto Redwood Avenue. Continue south for approximately 1.75 miles and the farm will be located on the east side of the road. Look for the Peoples Company sign.



ARGANBRIGHT  
FARM **A**

**PEOPLES**  
COMPANY  
INNOVATIVE. REAL ESTATE. SOLUTIONS.

LISTING #16208

# 40.74 ACRES M/L (EAST TRACT)

233RD LANE, GUTHRIE CENTER, IA 50115



This buildable site includes 40.74 acres m/l with an estimated 12.66 FSA cropland acres with Sharpsburg silty clay loam as the primary soil type. The current tillable acres are leased for the 2022 cropping season. A new owner could consider installing food plots or enrollment in the Conservation Reserve Program (CRP) in future years. Additionally, this recreational tract has endless possibilities whether you want to chase whitetails, turkeys, or pheasants! This property should bode well for outdoor enthusiasts with the one-third acre pond in the heart of the property, ample food sources, mature hardwoods, and plentiful water sources to support a strong population of wildlife in the area.

LISTED AT \$307,500 | PROPERTY TAXES \$580





12119 Stratford Drive, Suite B  
Clive, IA 50325



Scan the QR Code to  
view listing #16218  
online or visit  
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## GUTHRIE COUNTY, IOWA



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