

Farmland Available

Listing #19526

Guthrie County Iowa



189.13 Acres M/L

Matt Adams

515.423.9235 | IA LIC S59699000

Matt@PeoplesCompany.com

David Blum

712.830.2585 | IA LIC S72684000

David.Blum@PeoplesCompany.com



Guthrie County Iowa

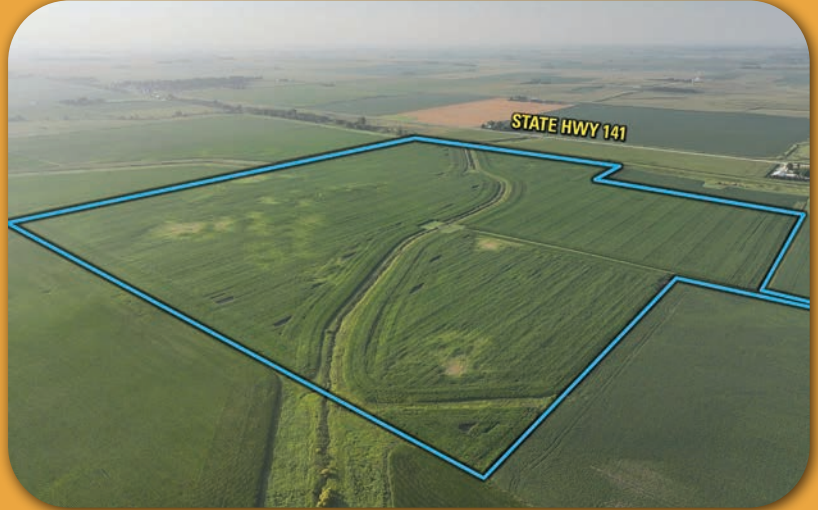
Guthrie County, Iowa Farmland Available! Peoples Company is pleased to offer 189.13 acres m/1 of high-quality, contiguous Guthrie County farmland located approximately one mile west of Bagley, Iowa, in Section 4 of Dodge Township, and just south of the Greene and Guthrie County line. This farm combines strong soil types and a desirable location in one of Guthrie County's premier agricultural areas.

The farm includes an estimated 184.56 FSA cropland acres classified as NHEL (Non-Highly Erodible Land). The tillable acres have an impressive CSR2 soil rating of 80.5, and over 70% of the farm carries an average CSR2 soil rating of 84 or higher, beating both the Guthrie County and Greene County averages. Primary soil types on the farm include Webster clay loam, Clarion loam, and Wadena loam. Of the cropland acres, there are currently an estimated 3.05 acres that are being farmed in the 66-foot wide parcel that gives access to the farm.

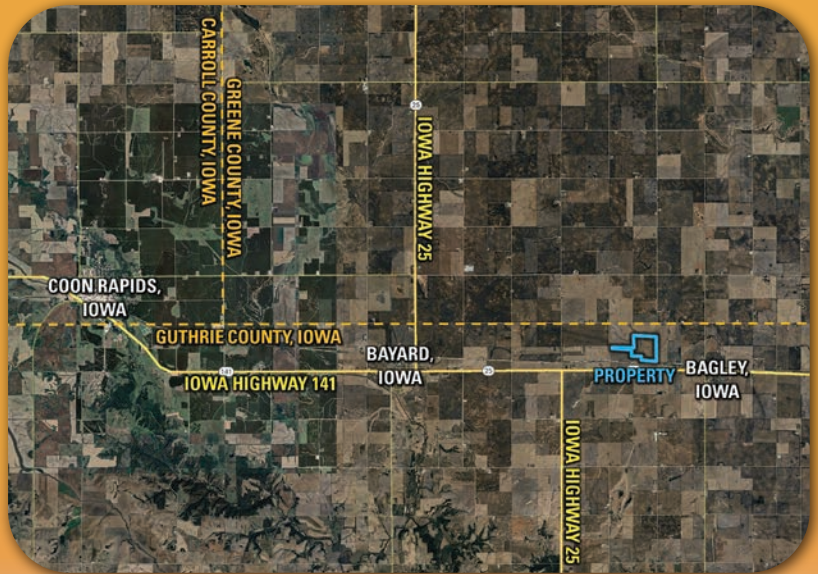
Access to the farm is from Oak Avenue via a 66-foot wide surveyed access parcel, #0000318802, on the Guthrie County Assessor Website. State Highway 141 is located less than one-half mile away, and State Highway 25 is approximately 1.5 miles west of the property, providing efficient transportation for equipment and grain marketing opportunities. POET Bioprocessing ethanol plant and Landus Co-op grain markets are both located within 8 miles of the farm.

An open ditch runs through the property with an established crossing in place to access the eastern side of the tract. Water runs through the farm from north to southeast, with water exiting the farm to the east via Mosquito Creek. The open ditch offers efficient outlets for any future tile improvements. Older private tile exists on the farm, and more information is available via the listing agents. The property is leased to a reputable local operator for the 2026 growing season. The current lease will be terminated, and the farm will be available for the 2027 growing season.

Whether you are an investor seeking a quality land asset, a 1031 exchange buyer, or an owner-operator looking to expand your operation, this farm provides a great opportunity to add a large, contiguous tract of productive acres in the northern Guthrie County corridor.



Oak Avenue, Bagley, IA 50023



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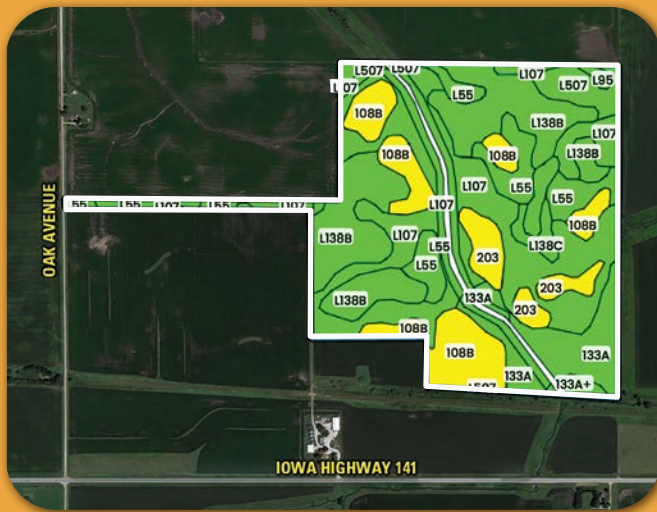
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Tillable Soils Map

Code	Soil Description	Acre	% of Field	Legend	ESR2
L107	Webster clay loam	59.71	32.35%	Green	88
L138B	Clarion loam	41.20	22.32%	Yellow	88
108B	Wadena loam	25.83	13.99%	Light Green	52
133A	Colo silty clay loam	17.48	9.47%	Light Green	78
L55	Nicollet loam	16.99	9.21%	Light Green	91
203	Cylinder loam	9.46	5.13%	Light Green	58
L507	Canisteo clay loam	6.13	3.32%	Light Green	87
L138C	Clarion loam	2.73	1.48%	Light Green	84
L138B2	Clarion loam	2.64	1.43%	Light Green	85
133A+	Colo silt loam	1.51	0.82%	Light Green	78
L95	Harps clay loam	0.89	0.48%	Light Green	75

Weighted Average: 80.5



Directions

From Bagley, Iowa: Travel west on Iowa Highway 141 for 2 miles until reaching Oak Avenue. Turn right (north) onto Oak Avenue and travel north for 0.5 miles. Access to the farm is via a 66-foot-wide parcel #0000318802 from Oak Avenue. Look for the Peoples Company signage.

From Bayard, Iowa: Travel east on Iowa Highway 141 for 4 miles until reaching Oak Avenue. Turn left (north) onto Oak Avenue and travel north for 0.5 miles. Access to the farm is via a 66-foot-wide parcel #0000318802 from Oak Avenue. Look for the Peoples Company signage.

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PeoplesCompany.com

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to view this
listing online

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1108 S. 44th Street, Suite 102
Cumming, IA 50061



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