



# FARMLAND AUCTION

## 74 ACRES M/L IN GUTHRIE COUNTY, IOWA

### FRIDAY, JUNE 28TH, 2024 | 10:00 AM

Guthrie Activity Center | 209 State Street | Guthrie Center, IA 50115

Peoples Company is pleased to represent the Hayes Family in the sale of 74 acres m/l of Guthrie County, Iowa farmland located between Panora, Iowa and Guthrie Center, Iowa and in the Northeast Quarter of Section 4 of Valley Township.

- Farm is nearly all tillable with an estimated 70.15 FSA Cropland acres and a CSR2 soil rating of 78.7. Primary soil types include Sharpsburg silty clay loam, Judson silty clay loam, and Colo silty loam
- Farm is leased for the 2024 cropping season. At closing, Buyer will assume the current cash rent lease and receive \$8,575.
- Great natural drainage to the west towards Brushy Creek. Wetland Determination has been completed – Contact Agent for a Copy.



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