

# LAND AUCTION



**435.41 AC± | 2 TRACTS | POTTAWATTAMIE CO, IA**

## AUCTION:

LIVE AND ONLINE AT [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)

**AUCTION DATE: 11/29/21 | AUCTION TIME: 5:00 PM**

**AUCTION LOCATION: RAND COMMUNITY CENTER  
100 S 4TH ST | MISSOURI VALLEY, IA 51555**

Ranch & Farm Auctions, a division of Whitetail Properties Real Estate, is proud to represent the Schwertley Pioneer Trust in the sale of their land holdings in Rockford Township, Missouri Valley, Iowa. This large bottom ground row crop farm will be sold in two tracts. Tract 1 is 372.21 total acres with 283.94 FSA tillable acres with a weighted average CSR2 of 56.7 (AgriData 2021). This tract is adjacent to the Missouri River and is protected by the recently reconstructed Vanman Levee. There is deeded access to this tract off of paved county road DeSoto Ave. Tract 2 is 63.2 total acres with 58.5 FSA tillable acres with a weighted average CSR2 of 71.2 (AgriData 2021). This tract is located approximately 3/4 mile north of Tract 1 and it borders Nobles Lake State Wildlife Management Area. There is great access to this tract off of 110th St. (L16). Both of these tracts are strong producers and with multiple local grain markets nearby, they make for a great addition to a current farming operation or a sound investment as a diversification to your asset portfolio. Closing must occur on or before December 31, 2021.



### TRACT 1: 372.21 +/- ACRES

Tract 1 comprises 372.21 total acres and 283.94 FSA tillable acres. The tillable acres have a weighted average CSR2 of 56.7 (AgriData 2021). 185.02 of the tillable acres lie north of the Vanman Levee while 98.92 acres are situated between the levee and the Missouri River. The soils on this farm are predominantly Haynie silt loam, Grable silt loam, Percival silty clay and Onawa silty clay. The sheer size of this farm increases the farming efficiency and this farm produces year after year. Large contiguous tillable tracts rarely come up for sale. This is a great opportunity to dramatically increase the size of your current operation or your investment portfolio.

**FSA Farmland Acres:** 283.94 acres

**DCP Cropland Acres:** 283.94 DCP acres

**Soil Types:** Haynie silt loam, Grable silt loam, Percival Silty clay, Onawa Silty clay

**Soil PI/NCCPI/CSR2:** CSR2 56.7

**Base acres and Yield:** Corn 169.43 Base acres/PLC yield 135, Soybeans 114.51 Base Acres/ PLC yield 37

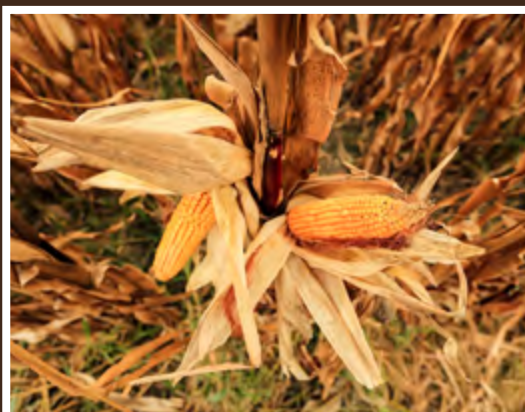
**CRP Acres/payment:** none

**Taxes:** \$8404

**Lease Status:** Open Tenancy for 2022 crop year

**Possession:** Immediate possession subject to current tenants rights for 2021

**Survey needed?:** No survey needed



### TRACT 2: 63.2 +/- ACRES

Tract 2 has a total of 63.2 acres with 58.5 FSA tillable acres. This 93% tillable tract has a weighted average CSR2 of 71.2 which is well above the Pottawattamie County average. This tract has great field access in the NE corner off 110th St. (L16). The farm is bordered by Nobles Lake to the west and the Harrison/Pottawattamie county line to the north. This farm is also a strong producer and will make a great addition to an existing operation or your investment portfolio.

**FSA Farmland Acres:** 61.99 acres

**DCP Cropland Acres:** 58.26 DCP acres

**Soil Types:** Modale Silt Loam, Onawa Silty clay, Haynie silt loam

**Soil PI/NCCPI/CSR2:** CSR2 71.2

**Base acres and Yield:** Corn 34.75 Base Acres/PLC Yield 135, Soybean 23.50 Base Acres/PLC Yield 37

**CRP Acres/payment:** None

**Taxes:** \$2073

**Lease Status:** Open Tenancy for 2022 crop year

**Possession:** Immediate possession subject to current tenants rights for 2021

**Survey needed?:** No survey needed

**RANCH & FARM AUCTIONS, LLC | GARRET ARMSTRONG, AGENT: 641.757.9156  
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**[RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM)**

**GO TO [RANCHANDFARMAUCTIONS.COM](http://RANCHANDFARMAUCTIONS.COM) FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.**

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