

LAND AUCTION



815+/- AC | 7 TRACTS | DECATUR, RINGOLD & CLARKE COUNTY, IA

AUCTION ONLINE ONLY AT WWW.UCSTJOE.COM/AUCTIONS

BIDDING OPENS 10/18/2024 10 AM CT

BIDDING CLOSES 10/24/2024 CLOSING STARTING AT 11AM CT

Tracts will extend by 5 min if any one tract has a bid on in the last minute

Presenting the McCutchan Farm, located in Ringgold, Decatur and Clarke Counties, Iowa. This farm offers 7, easy to farm tracts with good access. This farm has been owned by the same family for 4 generations and this is the first time in that duration the farm has been offered for sale. The current farmers on the land have been excellent stewards of the land for many years. The owners and farmers have maintained an excellent working relationship. The current farmers have expressed interest in continuing to farm the land and the current owners would highly recommend them.

Tract 1: 127+/- Acres



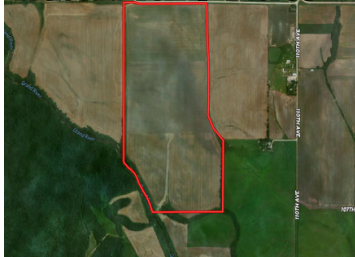
Highly tillable row crop bottom land in the Grand River Bottoms. In addition to farming, this tract of land is located just North of the Sand Creek State Wildlife area and would make for excellent hunting and recreation.

Tillable Acres: 119+/-

Soils: Mostly Zook silt loam, Nodaway silt loam, Chequest silty clay loam, Wabash silty clay, Lawson silt loam and others. Farm offers a weighted average CSR2 rating of 51.52 based on Surety Mapping. Soil maps and full list of soils available.

CSR Information: CSR2 Value based on Surety Mapping of 51.52 CSR2

Tract 2: 182+/- Acres



Highly tillable row crop bottom land in the Grand River Bottoms. In addition to farming, this tract of land is located just North of the Sand Creek State Wildlife area and would make for excellent hunting and recreation.

Tillable Acres: 175+/-

Soils: Mostly Zook silt loam, Wabash silty clay, Nodaway-Lawson-Klum complex, Lawson silt loam, Pershing silt loam, Humeston silt loam and others. Farm offers a weighted average CSR2 rating of 55.82 based on Surety Mapping.

CSR Information: CSR2 Value based on Surety Mapping of 55.82 CSR2

Tract 3: 115+/- Acres



Highly tillable row crop bottom land.

Improvements Include: Butler Grain Bin, Estimated 600 bu capacity, Stormor Grain Bin, Estimated 3900 BU capacity, Long Grain Bin, Estimated 3500 BU capacity, Machine/Utility Building 24x56, Pole Barn, 56x60, and more.

Tillable Acres: 95+/-

Soils: Pershing silt loam, Nevin silty clay loam, Bremer silty clay loam, Belinda silt loam, Vesser silt loam, and others. Farm offers a weighted average CSR2 rating of 72.27 based on Surety Mapping.

CSR Information: CSR2 Value based on Surety Mapping of 72.27 CSR2

Tract 4: 78+/- Acres



Excellent, highly tillable Grand River Row Crop Bottom Land. Good road frontage and well sloped for drainage.

Tillable Acres: 72.85+/-

Soils: Nevin silty clay loam, Zook silt loam, Humeston silt loam, Wabash silty clay loam and others. Farm offers a weighted average CSR2 rating of 63.86 based on Surety Mapping. Soil maps and full list of soils available.

CSR Information: CSR2 Value based on Surety Mapping of 63.86 CSR2

Tract 5: 160+/- Acres



Located just north of the Grand River bottoms, this hill land pasture is currently used for cattle and pasture. Farm has good perimeter fence. Several ponds supply water. Good gravel road frontage with two entrances. Quality soils. Unlimited possibilities with this farm.

Soils: Olmitz-Zook-Colo complex, Arispe silty clay loam, Caleb-Mystic loams, Sharpsburg silty clay loam, Shelby Adair loams and others. Farm offers a weighted average CSR2 rating of 60.47 based on Surety Mapping.

CSR Information: CSR2 Value based on Surety Mapping of 60.47 CSR2

Tract 6: 80.5+/- Acres



Located just north of the Grand River Iowa. Currently used for cattle and pasture, this farm is fenced with some cross fence. The West 35+/- acres of the farm would make for excellent Row Crop.

Soils: Lindley loam, Pershing silt clay loam, Armstrong clay loam, and others. Farm offers a weighted average CSR2 rating of 40.78 based on Surety Mapping.

CSR Information: CSR2 Value based on Surety Mapping of 40.78 CSR2 for entire farm. The terraced West 35+/- acres of open pasture boasts a CSR 2 rating of 66.08.

Tract 7: 73+/- Acres



Surrounded by large timber and row crop fields, this 73+/- acre farm is in the perfect location to take advantage of Deer travel corridors. Farm is currently pasture with some timber and currently used for livestock.

Soils: Olmitz-Zook-Vesser complex, Mystic clay loam, Gara clay loam, Armstrong clay loam, and others. Farm offers a weighted average CSR2 rating of 39.9 based on Surety Mapping. Soil maps and full list of soils available.

CSR Information: CSR2 Value based on Surety Mapping of 39.9 CSR2