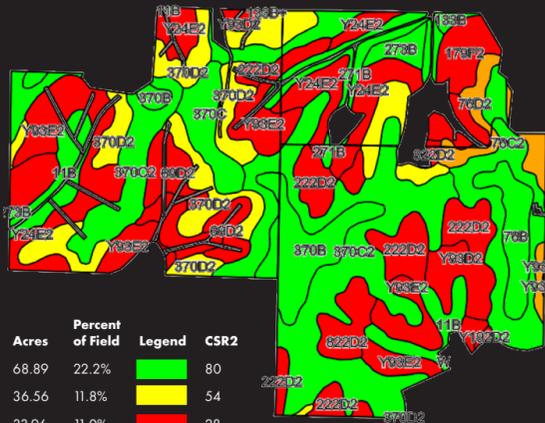


TILLABLE SOILS MAP



Code	Soil Description	Acres	Percent of Field	Legend	CSR2
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	68.89	22.2%	[Green]	80
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	36.56	11.8%	[Yellow]	54
Y93E2	Shelby-Adair clay loams, dissected till plain, 14 to 18 percent slopes, eroded	33.96	11.0%	[Red]	28
Y24E2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	27.54	8.9%	[Red]	35
222D2	Shelby clay loam, dissected till plain, 14 to 18 percent slopes, eroded	24.49	7.9%	[Red]	12
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	17.82	5.8%	[Green]	75
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	16.02	5.2%	[Green]	91
11B	Cola-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	13.57	4.4%	[Green]	80
69D2	Clearfield silty clay loam, 9 to 14 percent slopes, eroded	8.89	2.9%	[Red]	32
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	8.56	2.8%	[Yellow]	49
76B	Ladoga silt loam, 2 to 5 percent slopes	8.55	2.8%	[Green]	86
Y93D2	Shelby-Adair clay loams, dissected till plain, 9 to 14 percent slopes, eroded	8.42	2.7%	[Red]	35
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	8.26	2.7%	[Red]	10
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	8.23	2.7%	[Green]	81
271B	Olmitz-Cola, occasionally flooded, complex, 0 to 5 percent slopes	7.11	2.3%	[Green]	84
179F2	Gara loam, dissected till plain, 18 to 25 percent slopes, eroded	6.67	2.2%	[Red]	16

Weighted Average 55.5

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CONTACT

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FARMLAND AVAILABLE

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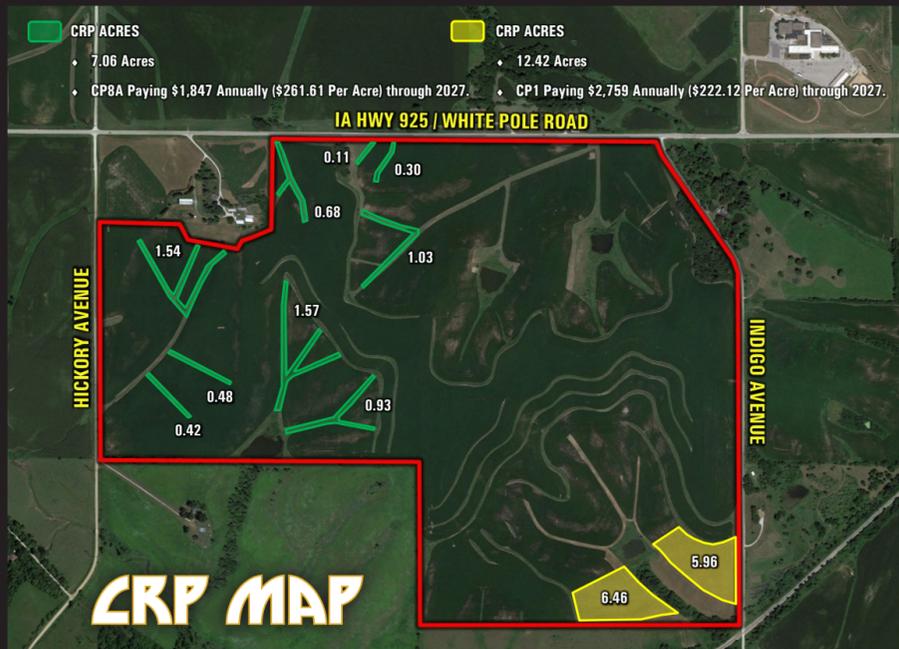
GUTHRIE COUNTY



CALTRIDER
FAMILY FARM

360
ACRES M/L

MATT ADAMS | 515.423.9235 | MATT@PEOPLES COMPANY . COM



FARMLAND AVAILABLE

#14474

GUTHRIE COUNTY

FARMLAND AVAILABLE

14474

GUTHRIE COUNTY

Rare opportunity to own a large, contiguous grain farm in Guthrie County, Iowa between Adair, Iowa and Casey, Iowa! This farm consists of 360 acres m/l with 309.75 current crop acres and a CSR2 rating of 55.5. The balance of the property includes 19.48 acres enrolled in two newer CRP (Conservation Reserve Program) contracts until 2027 with an annual payment of \$4,606. This farm includes several Sharpsburg soil ridges and overall has been a high producing farm with an APH (Actual Production History) yield for Corn of 194 bushels per acre and 50 bushels per acre for Soybeans. (10 year average yields in Guthrie County have been 167 for Corn and 50 for Soybeans and 10 Year average yields in Adair County have been 157 for Corn and 49 for Soybeans)

Extensive improvements have been made to this property including drainage tile, terraces, general dirt work, and waterway installation and maintenance. Over 40,000 feet of drainage tile has been installed including 5 inch, 8 inch, and 10 inch lines with water intakes placed throughout the terraces and anywhere else where necessary. The four ponds located on this property are dual purpose as an outlet for the drainage tile and great recreational fishing ponds. The dirt work done on this farm includes invoices that add up to over 785 hours of tree removal, waterway shaping, topsoil management, and upkeep for the ponds and dams. There's also 20,550 linear feet of terraces that manage the erosion and keep topsoil in place and have been spaced to accommodate 24 row equipment. Fertility has always been a high priority for this farm with well above average P, K, and Organic Matter levels. The most recent soil test was done on four acre grids and the maps are available upon request.

Farm is located in Section 36 of Grant Township along paved road Iowa Highway 925 / White Pole Road between Adair, Iowa and Casey, Iowa. Several grain market options are available between a variety of grain elevators, livestock facilities that purchase grain locally, and ethanol plants in Atlantic, Iowa and Menlo, Iowa.

DIRECTIONS

From Casey, Iowa: Travel west out of Casey on W Sherman Street / White Pole Road for 4 miles until reaching Indigo Avenue. The farm will be just past Indigo Avenue on the south side of Iowa Highway 925 / White Pole Road. Look for signs.



FARM DETAILS

FSA Cropland Acres: 329.91
 Corn: 183.2 Base Acres with a PLC Yield of 139
 Soybeans: 125.4 Base Acres with a PLC Yield of 43



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IOWA HIGHWAY 925 / WHITE POLE ROAD
 CASEY, IA 50048

PRICE: \$2,340,000
 PRICE/ACRE: \$6,500
 GROSS TAXES: \$4,796
 CSR2: 55.5



360
 ACRES M/L



PEOPLES COMPANY
 INNOVATIVE REAL ESTATE SOLUTIONS



FERTILITY	
P	38.38 PPM
K	170.10 PPM
OM	4.104%
PH	6.125 (1)

* Results taken from latest soil tests in 2014

YIELD		
	CORN APH	SOYBEANS APH
FARM	194	50
GUTHRIE CO	167	50
ADAIR CO	157	49

IMPROVEMENTS	
DIRT WORK	785 HOURS
DRAINAGE TILE	> 40,000 FEET
TERRACES	20,550 LINEAR FEET