

LAND AUCTION



303.28 AC± | 3 TRACTS | CRAWFORD CO, IA

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/17/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: BOULDERS EVENT CENTER, 2507 BOULDERS DRIVE, DENISON, IA 51442

Ranch & Farm Auctions, a Division of Whitetail Properties Real Estate, is pleased to represent the Brantz Family in the sale of 303.28 taxable farmland acres. Located just northwest of Denison, at the intersection of US-59 and IA-141, this high-quality Crawford County land auction offers buyers the opportunity to purchase pasture and income-producing farmland in three individual tracts.

Tract 1 includes approximately 88.7 acres of improved pasture with quality boundary fencing, two ponds, and nearly 20 acres of timber within the pasture, offering excellent livestock and recreational appeal. The balance of the tract is productive open pastureland with access from L Avenue.

Tract 2 includes approximately 50.2 acres of farmland currently enrolled in CRP, generating \$14,650 annually at \$291.86/acre, with the contract expiring 9/30/2026. This tract features home-building sites with spectacular views of Denison and the Boyer River valley. The primary soil types include Monona silty clay loam and Judson silty clay loam, which carry a CSR2 of 59.7.

Tract 3 consists of approximately 164.38 acres of farmland with 146.71 acres in CRP, producing \$42,206 annually at \$287.69/acre, with the contract expiring 9/30/2027. The primary soil types include Monona silty clay loam, Judson silty clay loam and Liston-Burchard complex with a CSR2 of 51.9.

All tracts will be surveyed prior to the auction, providing clearly defined boundaries for buyers. The timing of these CRP expirations offers a key advantage—allowing new owners the flexibility to re-enroll in CRP or transition the land back into row-crop production, depending on market conditions and farm management goals.

TRACT 1 - 88.70± ACRES | IMPROVED PASTURE WITH WATER & TIMBER

This tract offers a highly functional and well-maintained pasture setup located just northwest of Denison in Crawford County, Iowa. The property consists primarily of open, productive pastureland and is enhanced by quality perimeter fencing, making it well-suited for immediate livestock use. Two established ponds provide reliable water sources for cattle and add to the overall utility of the tract.

Deeded Acres:	88.70 Taxable Acres
FSA Farmland Acres:	0 - Pasture & Timber
Soil Types:	Monona silty clay loam, Judson silty clay loam, Ida silt loam
Soil PI/NCCPI/CSR2:	47.3 CSR2
CRP Acres/Payment:	N/A
Taxes:	\$25.61/acre
Lease Status:	Open Tenancy for 2026
Possession:	Immediate possession at closing
Survey Needed?:	Yes, survey needed, seller is paying for 88.70± acres located pt NE 1/4 S32 T84N R39W and S 1/2 SE 1/4 SE 1/4 S29 T84N R39W Crawford Co, IA Final TBD by survey
Brief Legal:	0829400005, 0832200001, pt 0832200002, pt 0832200003, pt 0832200006
PIDs:	0829400005, 0832200001, pt 0832200002, pt 0832200003, pt 0832200006
Lat/Lon:	42.0499, -95.4057
Zip Code:	51442

TRACT 2 - 50.2± ACRES | INCOME-PRODUCING CRP FARMLAND

Tract 2 is a clean, income-producing tract consisting of 50.2± acres of farmland currently enrolled in the Conservation Reserve Program (CRP). The existing CRP contract pays \$291.86 per acre, generating \$14,650 annually, and is set to expire on September 30, 2026.

Deeded Acres:	50.20 Taxable Acres
FSA Farmland Acres:	50.20
Soil Types:	Monona silty clay loam, Judson silty clay loam
Soil PI/NCCPI/CSR2:	59.7 CSR2
CRP Acres/Payment:	50.20 paying \$291.86/acre or \$14,650.00 annually, expiring 9/30/2026
Taxes:	\$25.61/acre
Lease Status:	CRP
Possession:	Immediate possession at closing
Survey Needed?:	Yes, survey needed, seller is paying for 50.2± acres located pt E 1/2 NE 1/4 and pt NE 1/4 SE 1/4 S32 T84N R39W Crawford Co, IA Final TBD by survey
Brief Legal:	pt 0832400002, pt 0832200006, pt 0832200002
PIDs:	0832400002, pt 0832200006, pt 0832200002
Lat/Lon:	42.0460, -95.4025
Zip Code:	51442

TRACT 3 - 164.38± ACRES | LARGE CRP INVESTMENT OPPORTUNITY

Tract 3 represents an excellent opportunity to acquire a larger, contiguous farmland tract with strong annual income and long-term management flexibility. The property consists of approximately 164.38 acres, with 146.71 acres currently enrolled in CRP. The existing contract pays \$287.69 per acre, providing an annual income of \$42,206.00, and expires on September 30, 2027.

Deeded Acres:	164.38 Taxable Acres
FSA Farmland Acres:	146.71
Soil Types:	Monona silty clay loam, Judson silty clay loam, Liston-Burchard complex
Soil PI/NCCPI/CSR2:	51.9 CSR2
CRP Acres/Payment:	146.71 paying \$287.69/acre or \$42,206.00 annually, expiring 9/30/2027
Taxes:	\$25.61/acre
Lease Status:	CRP
Possession:	Immediate possession at closing
Survey Needed?:	Yes, survey needed, seller is paying for 164.38± acres located pt SE 1/4 and pt SE 1/4 NE 1/4 S32 T84N R39W Crawford Co, IA final TBD by survey
Brief Legal:	0832400003, 0832400004, 0832400001, pt 0832400002, pt 0832200006, pt 0832200003
PIDs:	0832400003, 0832400004, 0832400001, pt 0832400002, pt 0832200006, pt 0832200003
Lat/Lon:	42.0419, -95.4064
Zip Code:	51442



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

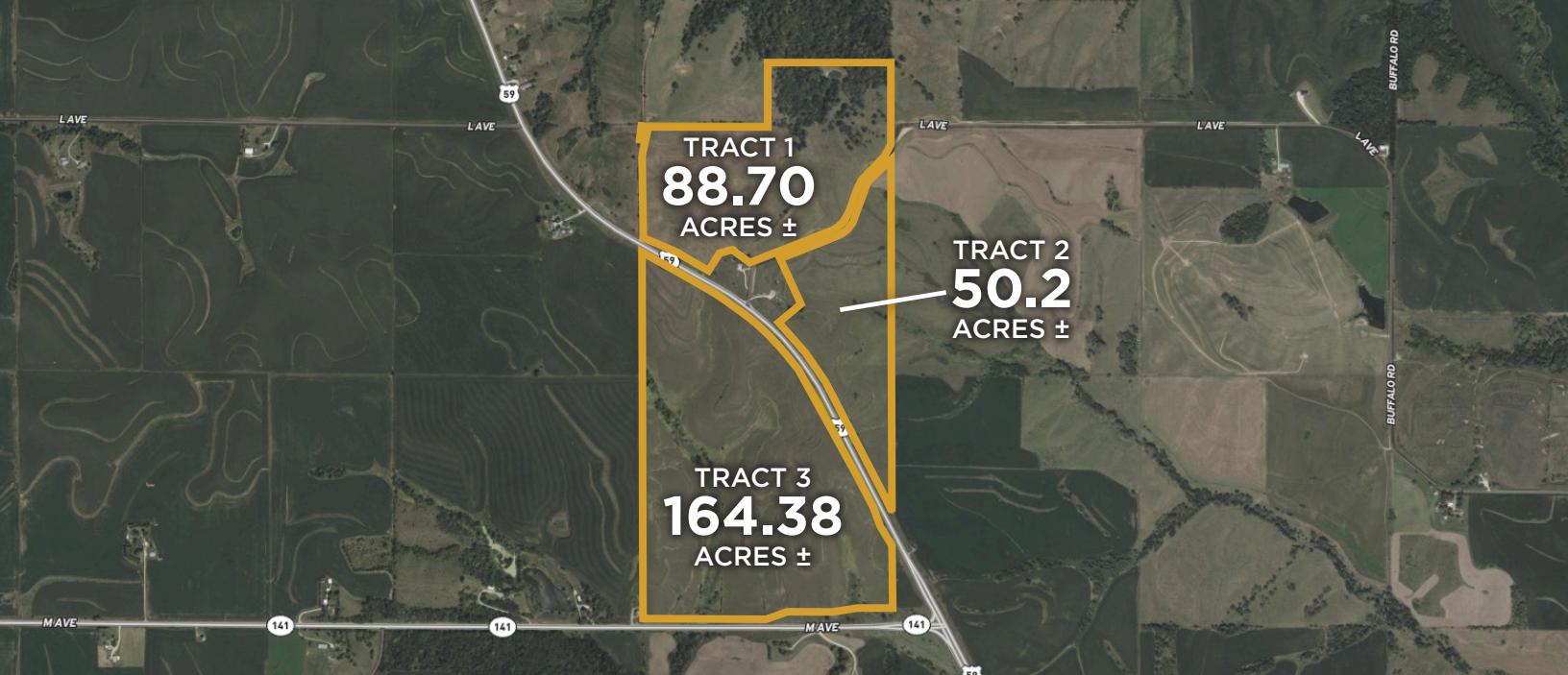
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