

Growthland

Name recently changed from Agri-Management Services

Linn County 74 Acres

Farmland Auction

Wednesday, November 17, 2021 at 10 am
Central City American Legion
6 Central City Rd,
Central City, IA 52214



Sale Method: This property will be offered at public auction. Bidding available in person and online. Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price.

- The farmland will be offered as one tract with 74 acres more or less.
- Sellers reserve the right to refuse any or all bids.

Description: 74 acres m/l of Linn County farmland located in Section 30 of Buffalo Township.

Terms: Ten percent of the purchase price required on the day of the sale. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.

Conditions: This sale is subject to all easements, leases and any other restrictions of record. Farm is sold in "as-is, where-is" condition. Seller to retain all of 2021 rental income. Current lease has been terminated. This farm is available for 2022 crop season.

Agency: Growthland and their associates are Agents of the Seller.

Auctioneer: John Airy

Contact Us:

5475 Dyer Avenue, Suite 141
Marion, IA 52302
319-377-1143
www.growthland.com

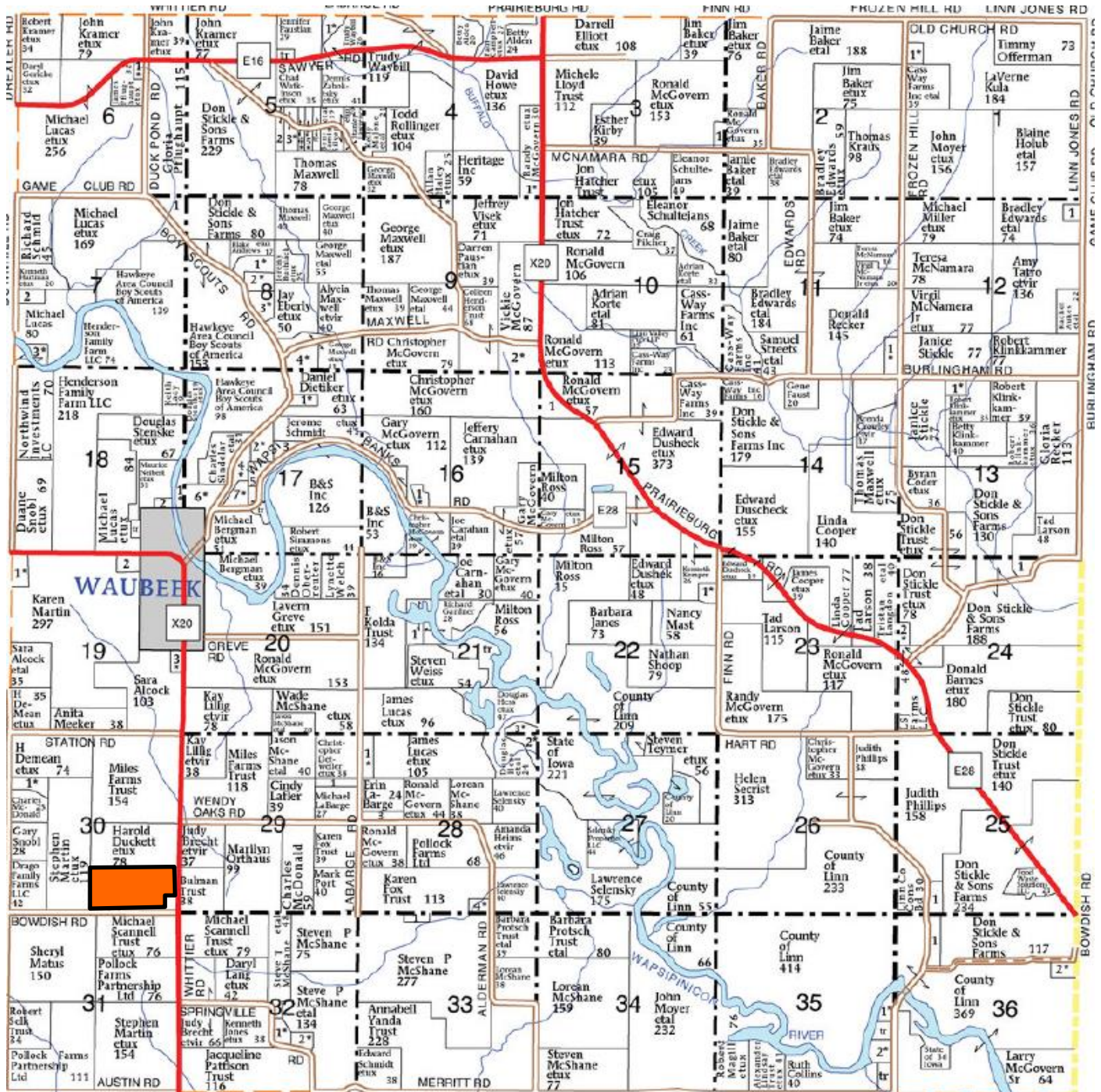
John Airy, Licensed in IA
john@growthland.com
319-350-0474

Ben Isaacson, Licensed in IA
ben@growthland.com
319-350-6084

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

Growthland

Name recently changed from Agri-Management Services



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

Growthland

Name recently changed from Agri-Management Services

Tract 1 74 Acres M/L



Location:	Located 7 miles southeast of Central City and five miles from Highway 13. Bordered to the east by Whittier Rd and to the south by Bowdish Road.
Acreage Breakdown:	Taxable Acres: 74.09 A M/L FSA Cropland Acres: 68.62 A M/L
Soil Productivity:	Tillable CSR2: 85.5
Taxes:	\$2,934.00
School District:	Central City School District
FSA Farm Base Acres:	Corn Base Acres: 41.94 Corn PLC Yield: 155 Soybeans Base Acres: 25.96 Soybeans PLC Yield: 44
Comments:	Highly productive Linn County farm with a hard surface road on the east border. Good natural fall. Tile added in 2014 in the southwest corner. See next page for photo.

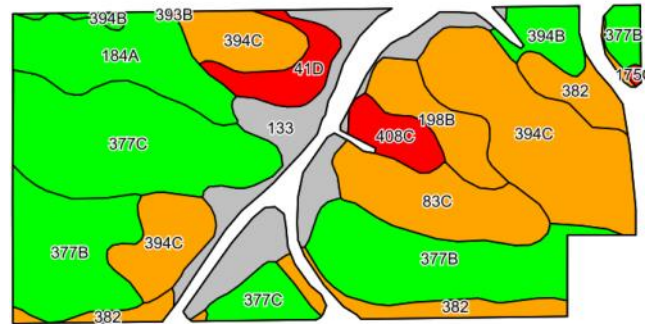
Growthland

Name recently changed from Agri-Management Services

Tile Photo



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
394C	Ostrander loam, 5 to 9 percent slopes	13.74	20.0%		86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	13.60	19.8%		94
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	10.98	16.0%		90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	7.11	10.4%		78
184A	Klinger silty clay loam, 1 to 4 percent slopes	5.54	8.1%		95
83C	Kenyon loam, 5 to 9 percent slopes	4.86	7.1%		85
382	Maxfield silty clay loam, 0 to 2 percent slopes	4.48	6.5%		87
198B	Floyd loam, 1 to 4 percent slopes	2.66	3.9%		89
41D	Sparta loamy fine sand, 9 to 18 percent slopes	2.02	2.9%		5
394B	Ostrander loam, 2 to 5 percent slopes	1.89	2.8%		91
408C	Olin fine sandy loam, 5 to 9 percent slopes	1.64	2.4%		68
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.10	0.1%		45
Weighted Average					85.5



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

Growthland

Name recently changed from Agri-Management Services

Photos



From the Southwest looking Northeast



From the Southeast looking Northwest

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

Growthland

Name recently changed from Agri-Management Services

Photos



From the Northwest looking Southeast



From the Northeast looking Southwest

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.