

Growthland

Name recently changed from Agri-Management Services

Linn County

124 Acres

Tract 1—50 Acres M/L

Tract 2—74 Acres M/L

Farmland Auction

Wednesday, December 8, 2021 at 10 am

Andersen Family Community Center

720 Main St, Center Point, IA 52213



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 two tracts on a 124 acres more or less basis.
- Sellers reserve the right to refuse any or all bids.

Description:

124 acres m/l of Linn County farmland located in Sections 12 and 14 of Washington Township.
Both tracts are pattern tiled!!

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. 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

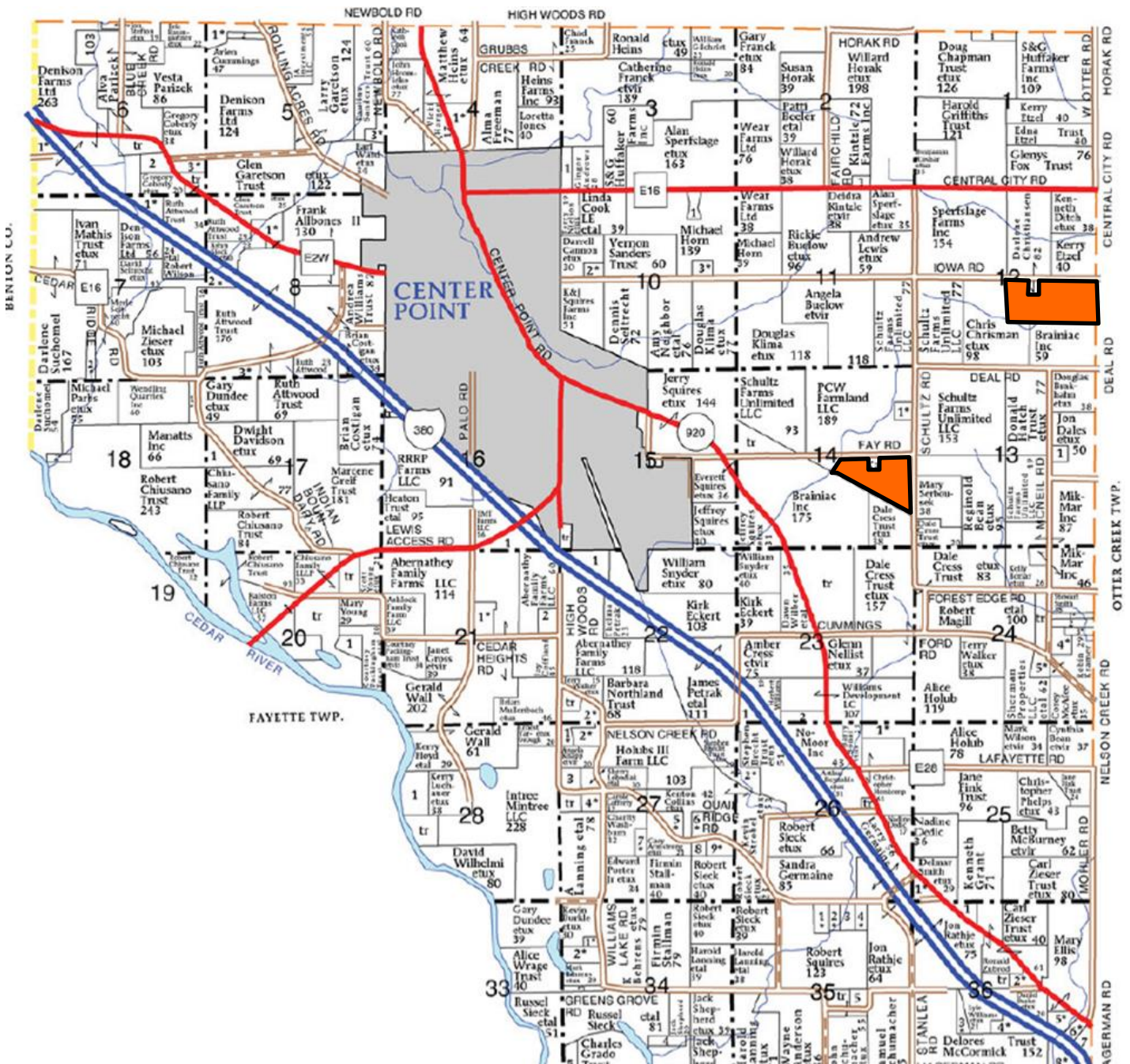
Ben Isaacson, Licensed in IA
ben@growthland.com
319-350-6084

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Plat Map



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Tract 1 50 Acres M/L



- Location:** Located one miles east of Center Point and two miles from Interstate 380. Bordered to the north by Fay Rd and to the east by Schultz Road.
- Acreage Breakdown:** Taxable Acres: 50.11 A M/L
FSA Cropland Acres: 48.27 A M/L
- Soil Productivity:** Tillable CSR2: 75.4
- Taxes:** \$1,934.00 annually
- School District:** Center Point-Urbana School District
- FSA Farm Base Acres:** Corn Base Acres: 25.1
Corn PLC Yield: 173
- Comments:** All tillable tract located close to Center Point. There is an ability to build a dwelling or other buildings on the tract if desired. Nearly level topography with surface water draining to the north and west. Has been **PATTERN TILED!!**

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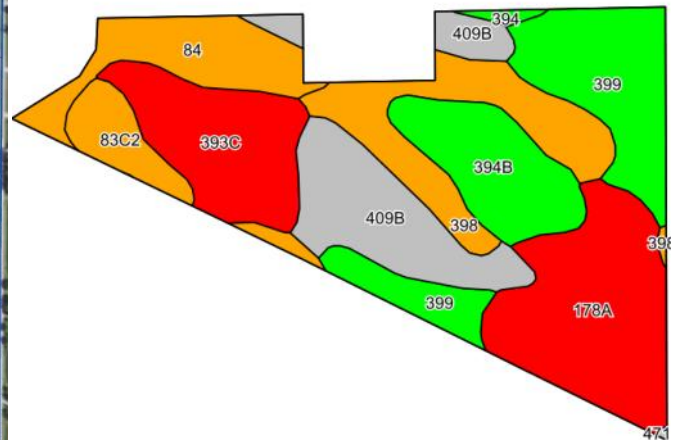
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Tract 1

FSA MAP



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
178A	Waukee loam, 0 to 2 percent slopes	9.01	19.1%		69
399	Readlyn silt loam, 1 to 3 percent slopes	7.64	16.2%		91
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	6.86	14.5%		75
393C	Sparta loamy fine sand, loamy substratum, 5 to 9 percent slopes	6.01	12.7%		33
398	Tripoli clay loam, 0 to 2 percent slopes	5.91	12.5%		82
394B	Ostrander loam, 2 to 5 percent slopes	4.81	10.2%		91
84	Clyde silty clay loam, 0 to 3 percent slopes	4.75	10.1%		88
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.01	4.3%		84
394	Ostrander loam, 0 to 2 percent slopes	0.25	0.5%		96
Weighted Average					75.4



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Tile Maps



From the East looking West



From the Southeast looking Northwest

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Tract 1



From the Southeast looking Northwest



From the Northeast looking Southwest

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Tract 2 74 Acres M/L



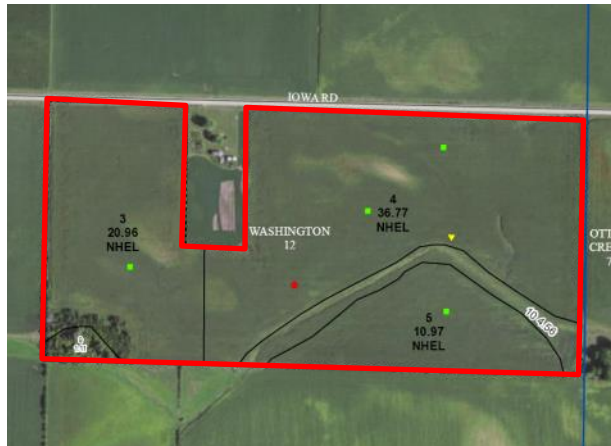
Location:	Located two miles east of Center Point and three miles from Interstate 380. Bordered to the north by Iowa Rd.
Acreage Breakdown:	Taxable Acres: 74.23 A M/L FSA Acres: 74.37 A M/L Tillable Acres: 69.63 A M/L
Soil Productivity:	Tillable CSR2: 72.5
Taxes:	\$2,728.00 annually
School District:	Center Point-Urbana School District
FSA Farm Base Acres:	Corn Base Acres: 34.64 Corn PLC Yield: 173
Comments:	Nearly all tillable farm located near Center Point. Well-maintained with slightly rolling topography. Surface water drains south and east. Can build a dwelling of other outbuildings on the tract if desired. Has been PATTERN TILED!!

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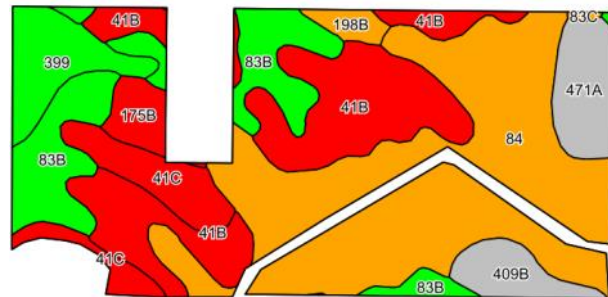
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Tract 2

FSA Map



Tillable Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
4	Clyde silty clay loam, 0 to 3 percent slopes	27.64	39.5%	88	88
41B	Sparta loamy fine sand, 2 to 5 percent slopes	15.05	21.5%	39	39
83B	Kenyon loam, 2 to 5 percent slopes	9.65	13.8%	90	90
41C	Sparta loamy fine sand, 5 to 9 percent slopes	4.91	7.0%	34	34
399	Readlyn silt loam, 1 to 3 percent slopes	4.00	5.7%	91	91
471A	Oran loam, 0 to 2 percent slopes	3.45	4.9%	79	79
409B	Dickinson fine sandy loam, loam substratum, 2 to 5 percent slopes	2.47	3.5%	75	75
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.74	2.5%	50	50
198B	Floyd loam, 1 to 4 percent slopes	0.92	1.3%	89	89
83C	Kenyon loam, 5 to 9 percent slopes	0.12	0.2%	85	85
Weighted Average					72.5



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Tile Map



From the East looking West



From the Northeast looking South

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Photos



From the Southwest looking Northeast



From the Southeast looking Northwest

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