

Growthland

Recently renamed from Agri-Management Services

**245 Acres m/l
Benton County, IA
\$1,225,000 (\$5,000/Acre)**

Farm For Sale
Helen Anderson Trust

Located five miles east of Vinton near the Cedar River. Within a half hour of **Cedar Rapids or Waterloo**. In Section 29 of Benton Township; bordered to the east by county graveled road, 29th Ave, and on the north by graveled road, 60th Street. **Look for signs.**

Comments: Rare opportunity to purchase a large, contiguous tract that has a combination of uses:

- **Recreational appeal** with the fallow land and timber
- Areas to **build a dwelling**
- **Convert fallow land back to tillable land** (has been fallow for many years). Since the land has been fallow for many years, a party could have the tillable land be organic if desired.

A **natural spring** exists near the timber in the southeast corner, which can provide water for livestock or be developed into a pond.

Acreage Breakdown:

Cropland Acres: 185.77 A m/l
(has been fallow for many years)
Timber Acres: 50.21 A m/l
Assessor Acres: 245.00 A m/l

Soil Productivity: Cropland CSR2: 47.5

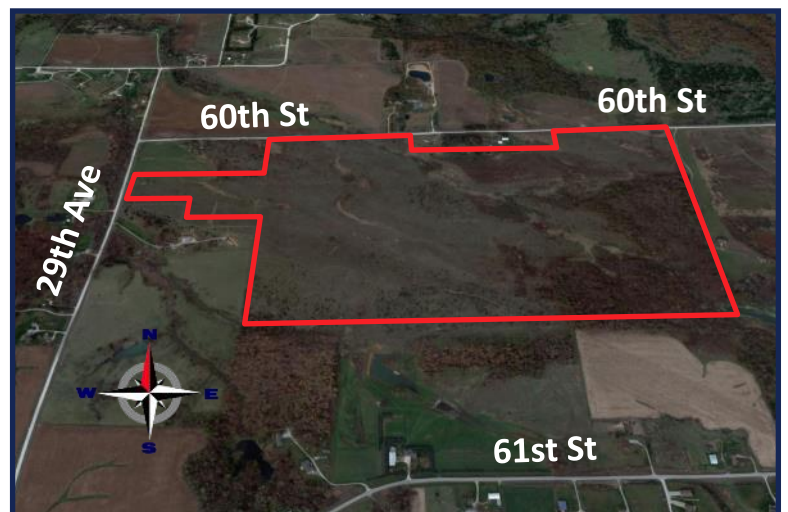
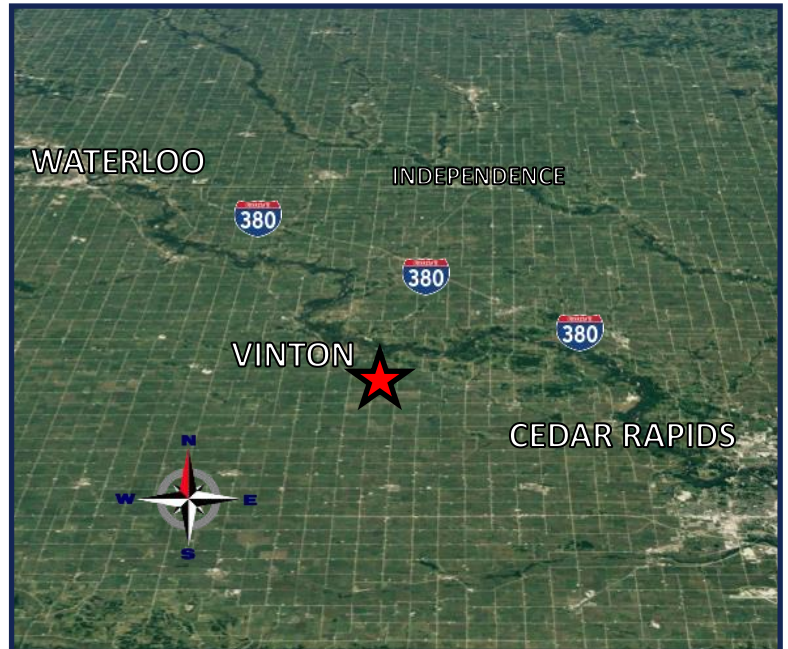
School District: Vinton-Shellsburg School District

Taxes: \$4,218 annually

Possession: At closing.

FSA Farm Base Acres:

Commodity	Base Acres	PLC Yield
Wheat	20.9	33
Oats	4.4	59
Corn	85.0	149
Soybeans	2.1	42



Contact Us

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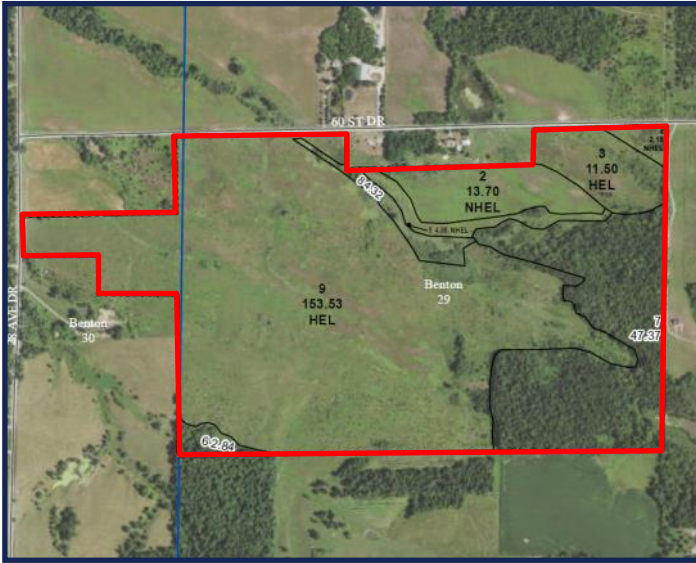
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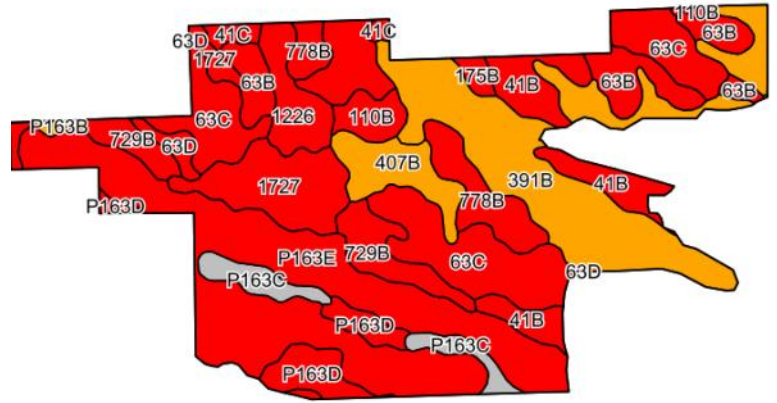
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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
P163E	Fayette silt loam, paha, 14 to 18 percent slopes	44.07	23.2%	38	38
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	29.81	15.7%	14	14
391B	Clyde-Floyd complex, 1 to 4 percent slopes	29.58	15.6%	87	87
1727	Udolpho loam, 0 to 2 percent slopes	11.93	6.3%	48	48
41B	Sparta loamy fine sand, 2 to 5 percent slopes	11.06	5.8%	39	39
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	10.28	5.4%	19	19
407B	Schley loam, 1 to 4 percent slopes	9.96	5.2%	82	82
729B	Nodaway-Radford silt loams, 2 to 5 percent slopes	8.98	4.7%	56	56
778B	Sattre loam, 2 to 5 percent slopes	8.25	4.3%	50	50
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	6.70	3.5%	50	50
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.76	3.0%	59	59
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	5.26	2.8%	78	78
110B	Lamont fine sandy loam, 2 to 5 percent slopes	3.54	1.9%	52	52
41C	Sparta loamy fine sand, 5 to 9 percent slopes	1.65	0.9%	34	34
63D	Chelsea loamy fine sand, 9 to 18 percent slopes	1.61	0.8%	5	5
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.09	0.6%	50	50
P163B	Fayette silt loam, paha, 2 to 5 percent slopes	0.56	0.3%	83	83
Weighted Average					47.5



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Photos



View from the Northeast Looking Southwest



View from the Northwest Looking Southeast

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