

Growthland

Recently renamed from Agri-Management Services

**108 Acres m/l
Butler County, IA
\$1,600,000 (\$14,815/Acre)**

**Farm for Sale
Maifeld Inc.**

Location: Located two miles west of Dumont and 10 miles east of Hampton in Section 31 of Pittsford Township; bordered to the north by 215th St and to the east by Birch Ave.

Acreage Breakdown:

Cropland Acres: 107.61 A m/l
Taxable Acres: 107.73 A m/l

Soil Productivity:

Cropland CSR2: 85.8

School District: Hampton Dumont School District

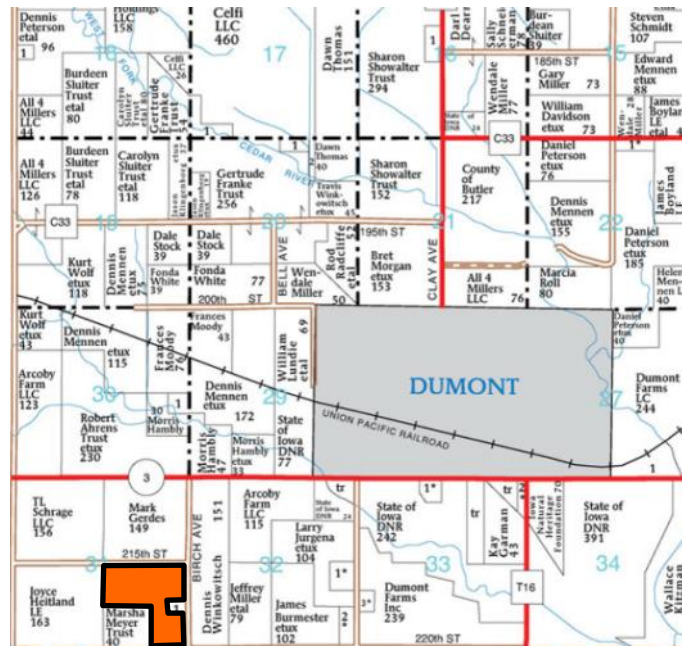
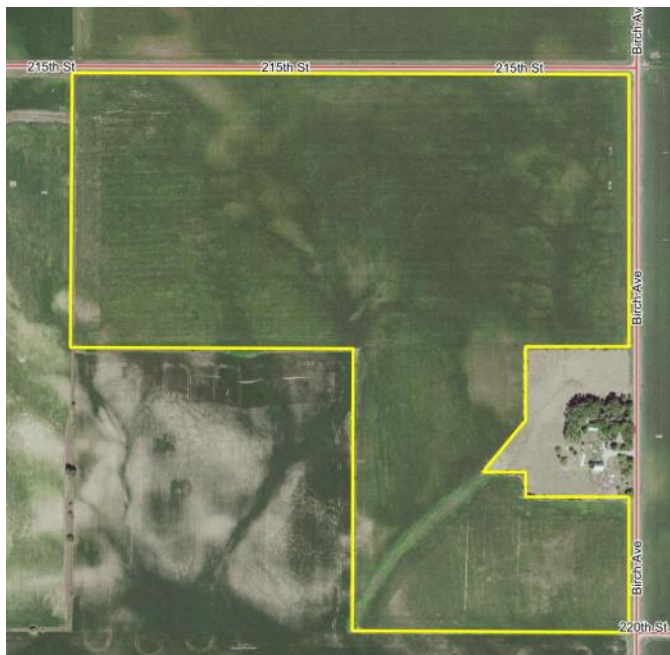
Taxes: \$3,596 annually

FSA Farm Base Acres:

Corn Base Acres: 80.90
Corn PLC Yield: 160
Bean Base Acres: 8.95
Bean PLC Yield: 42

Comments: A high quality, all tillable tract that has been pattern tiled. The parcel has been owner-operated and is open for the 2022 farming season. Tile maps available upon request.

Possession: At closing.



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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.

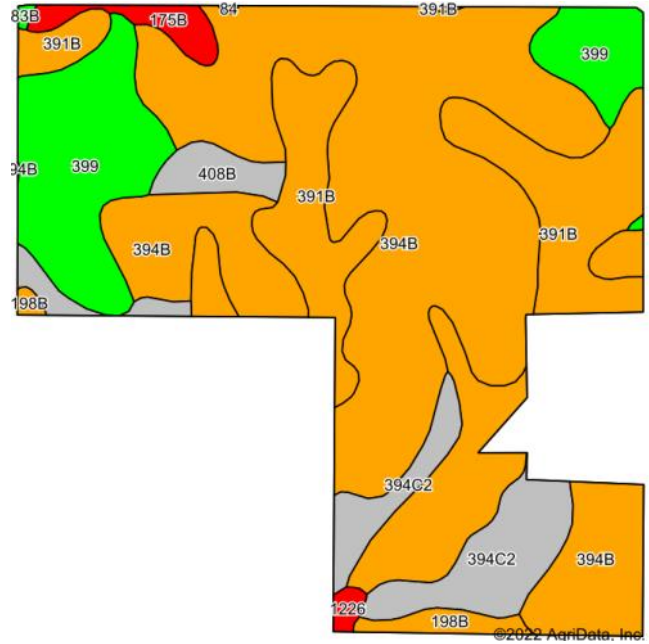
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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
394B	Ostrander loam, 2 to 5 percent slopes	52.30	48.6%	88	88
391B	Clyde-Floyd complex, 1 to 4 percent slopes	25.14	23.4%	87	87
399	Readlyn silt loam, 1 to 3 percent slopes	14.83	13.8%	91	91
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	9.41	8.7%	73	73
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.07	1.9%	73	73
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.77	1.6%	50	50
198B	Floyd loam, 1 to 4 percent slopes	1.51	1.4%	89	89
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.46	0.4%	59	59
83B	Kenyon loam, 2 to 5 percent slopes	0.12	0.1%	90	90
Weighted Average					85.8



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Photos



View from the southeast looking northwest



View from the northeast looking southwest

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