

Growthland

Recently renamed from Agri-Management Services

**153 Acres m/l
Butler County, IA
\$1,650,000 (\$10,784/Acre)**

**Farm for Sale
Maifeld Inc.**

Location: Located two miles south of Dumont and 12 miles east of Hampton in Section 4 of Madison Township; bordered to the north by 220th St and to the west by Cedar Ave.

Acreage Breakdown:

Cropland Acres: 143.96 A m/l

Taxable Acres: 152.85 A m/l

Tillable Acres: 106.85 A M/L

CRP Acres: 37.11 A m/l

Soil Productivity:

Cropland CSR2: 78.0

Overall CSR2: 70.5

FSA Farm Base Acres:

Corn Base Acres: 81.0

Corn PLC Yield: 160

Bean Base Acres: 8.96

Bean PLC Yield: 42

Conservation Reserve Program (CRP): Annual payment of \$7,649.00 or \$206.13 per acre expires September 2028.

School District: Hampton-Dumont School District

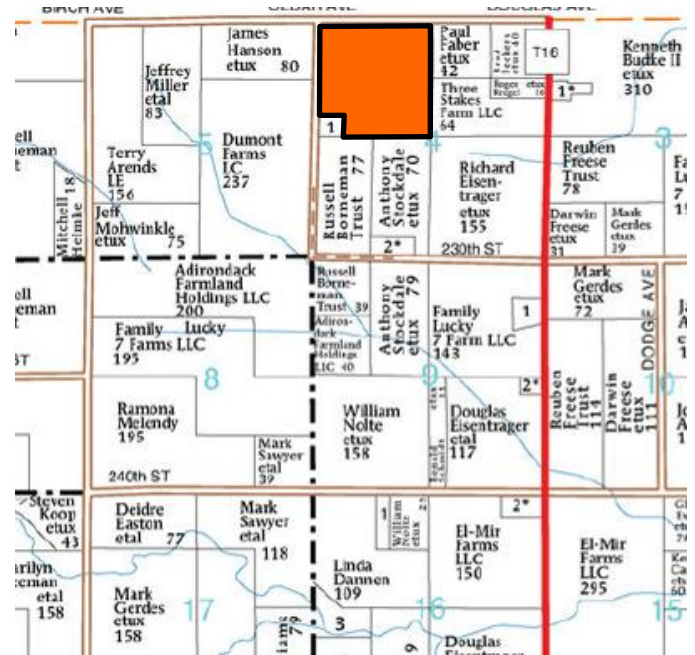
Taxes: \$4,970 annually

Comments: A combination farm that includes quality cropland, CRP and a building site used in a cow/calf operation. The cropland has been pattern tiled, maps available upon request.

The building site includes a hoop building for hay storage, two cattle buildings and a smaller, heated shop along with concrete feedlots outside the cattle buildings.

The owner is reserving the bales, bunks, corrals, gates and any equipment present. Please contact agent for details.

Possession: At closing, the farm is open for 2022 crop season.



Contact Us:

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

Scott Borcharding, Licensed in IA
315-708-6033
scott@growthland.com

Richard Isaacson, Licensed in IA, MN, SD
319-377-1143
richard@growthland.com

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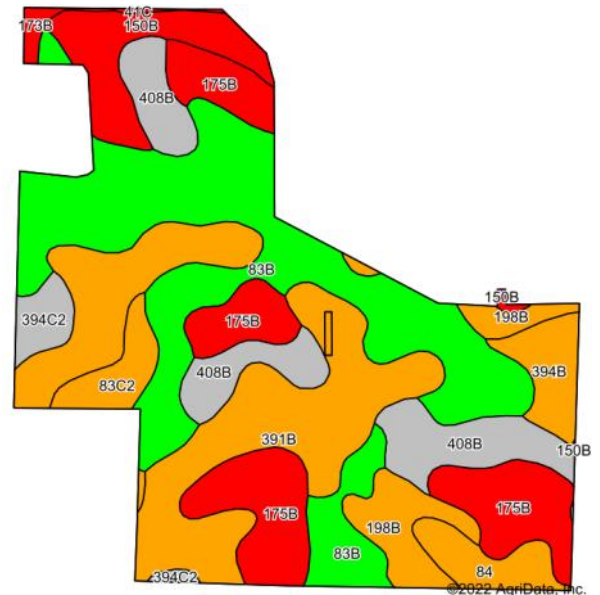
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FSA Map



Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
83B	Kenyon loam, 2 to 5 percent slopes	30.47	29.3%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.56	22.6%		87
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	16.30	15.7%		50
408B	Olin fine sandy loam, 2 to 5 percent slopes	10.78	10.4%		73
150B	Hanska loam, 1 to 4 percent slopes	6.06	5.8%		49
198B	Floyd loam, 1 to 4 percent slopes	5.24	5.0%		89
394B	Ostrander loam, 2 to 5 percent slopes	3.16	3.0%		88
84	Clyde silty clay loam, 0 to 3 percent slopes	2.96	2.8%		88
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.71	2.6%		84
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	2.10	2.0%		73
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	0.64	0.6%		55
41C	Sparta loamy fine sand, 5 to 9 percent slopes	0.15	0.1%		34
Weighted Average					78

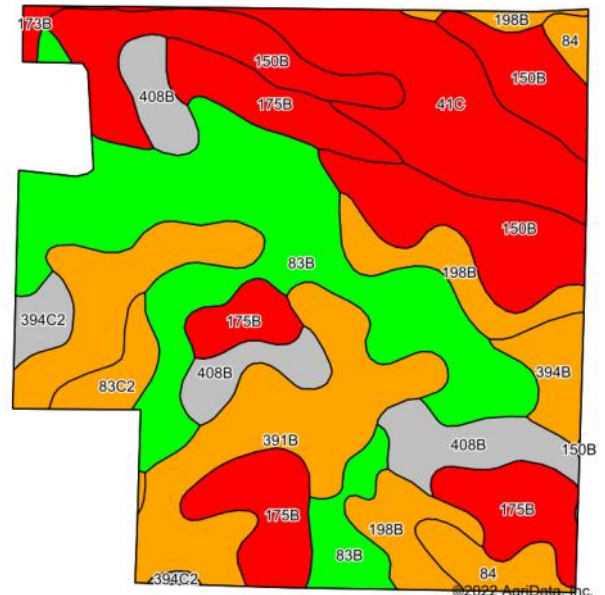
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FSA Map



Overall CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
83B	Kenyon loam, 2 to 5 percent slopes	33.74	23.1%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.56	16.2%		87
150B	Hanska loam, 1 to 4 percent slopes	22.30	15.3%		49
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	18.66	12.8%		50
41C	Sparta loamy fine sand, 5 to 9 percent slopes	14.89	10.2%		34
408B	Olin fine sandy loam, 2 to 5 percent slopes	10.78	7.4%		73
198B	Floyd loam, 1 to 4 percent slopes	9.36	6.4%		89
84	Clyde silty clay loam, 0 to 3 percent slopes	3.94	2.7%		88
394B	Ostrander loam, 2 to 5 percent slopes	3.16	2.2%		88
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.71	1.9%		84
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	2.10	1.4%		73
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	0.64	0.4%		55
Weighted Average					70.5

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Photos



View from the Northwest Looking Southeast



View of the Building Site Looking East

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View of the Building Site Looking West



View from the Southwest Looking Northeast

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View from the Southeast Looking Northwest



View of Northeast Looking Southwest

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