

# Growthland

*Recently renamed from Agri-Management Services*

**80 Acres m/l  
Butler County, IA  
\$700,000 (\$8,750/Acre)**

**Farm for Sale**  
Maifeld Inc.

**Location:** Located three miles southwest of Packard and 10 miles north of Allison in Section 32 of Dayton Township; bordered to the south by 160th St and to the east by Nobel Ave.

**Acreage Breakdown:**

Farmland Acres: 75.62 A m/l  
Cropland Acres: 73.7 A m/l  
Taxable Acres: 76.0 A m/l

**Soil Productivity:**

Cropland CSR2: 69.3

**School District:** North Butler School District

**Taxes:** \$1,900 annually

**FSA Farm Base Acres:**

Corn Base Acres: 56.02

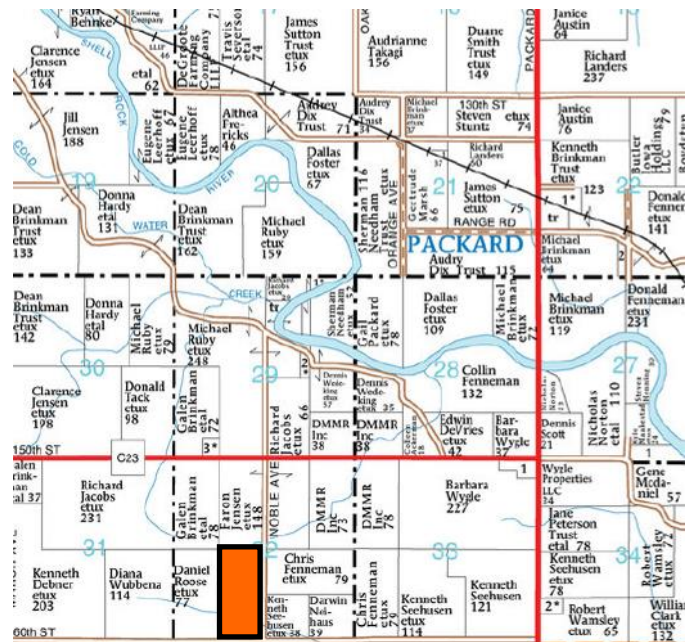
Corn PLC Yield: 160

Bean Base Acres: 6.20

Bean PLC Yield: 42

**Comments:** An 80 acre parcel with multiple possibilities. A newer five barb fence (combination railroad ties/steel posts), a mature windbreak and a corral provide a good base for cattle production. Existing drainage tile would allow for some of the farm to be converted to row crop production with relative ease.

**Possession:** At closing.



**Contact Us:**

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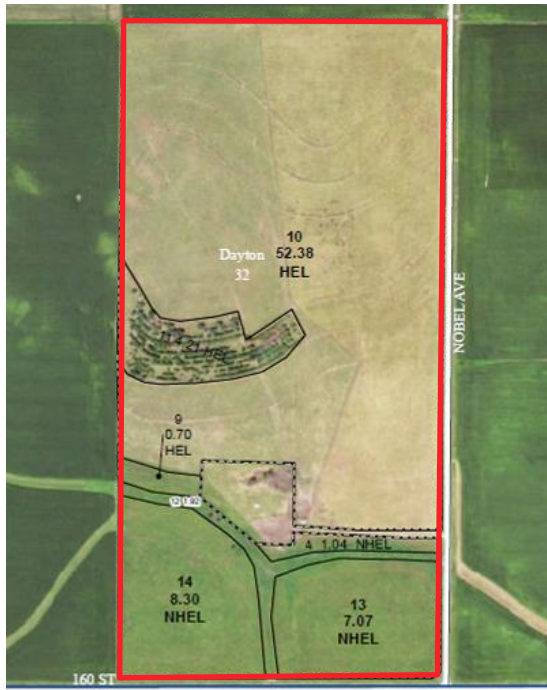
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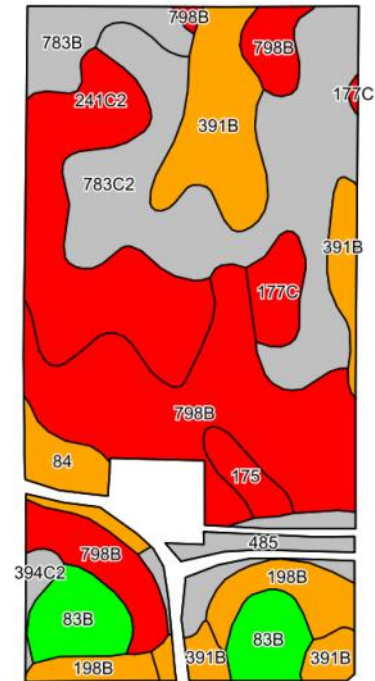
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**FSA Map**



**Cropland Soil Map - CSR2**



Code	Soil Description	Acres	% of field	CSR2	CSR2*
798B	Protivin loam, 1 to 4 percent slopes	18.21	24.7%		61
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	16.42	22.3%		78
241C2	Saude-Burkhardt complex, 2 to 9 percent slopes, moderately	10.52	14.3%		38
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.64	11.7%		87
83B	Kenyon loam, 2 to 5 percent slopes	4.84	6.6%		90
198B	Floyd loam, 1 to 4 percent slopes	3.52	4.8%		89
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.88	3.9%		76
783B	Cresco loam, 2 to 5 percent slopes	2.80	3.8%		73
84	Clyde silty clay loam, 0 to 3 percent slopes	2.15	2.9%		88
177C	Saude loam, 5 to 9 percent slopes	1.86	2.5%		50
175	Dickinson fine sandy loam, 0 to 2 percent slopes	1.28	1.7%		55
394C2	Ostrander loam, 5 to 9 percent slopes, eroded	0.58	0.8%		73
<b>Weighted Average</b>					<b>69.3</b>



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## Photos



**View from the northwest looking southeast**



**View from the southwest looking northeast**

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## Photos



**View from the north looking south at the mature windbreak**



**View of the corral**

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