

Growthland

Recently renamed from Agri-Management Services

**40 Acres m/l
Franklin County, IA
\$640,000 (\$16,000/Acre)**

Farm for Sale
Maifeld Inc.

Location: Located four and a half miles east of Geneva in Section 25 of Geneva Township; bordered to the north by 95th Street.

Acres Breakdown:

Farmland Acres: 38.92 A m/l
Cropland Acres: 37.31 A m/l
Taxable Acres: 39.5 A m/l

Soil Productivity:

Cropland CSR2: 90.3

School District: Ackley Geneva Wellsburg Steamboat Rock Community School District

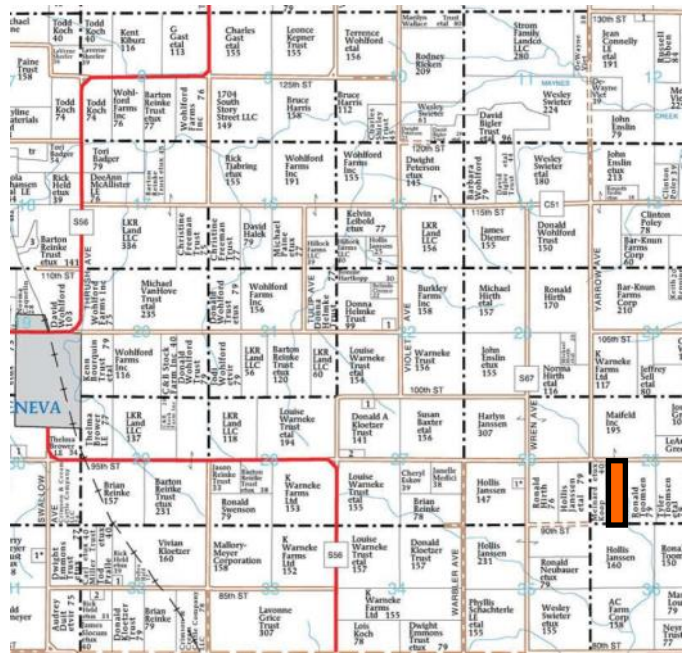
Taxes: \$1,342 annually

FSA Farm Base Acres:

Corn Base Acres: 28.35
Corn PLC Yield: 160
Bean Base Acres: 3.14
Bean PLC Yield: 42

Comments: This eastern Franklin County farm possesses half mile rows and strong soils with a CSR2 of 90.3. The farm has been pattern-tiled on 50 foot centers. Tile maps available upon request. This farm is open for the 2022 farming season.

Possession: At closing.



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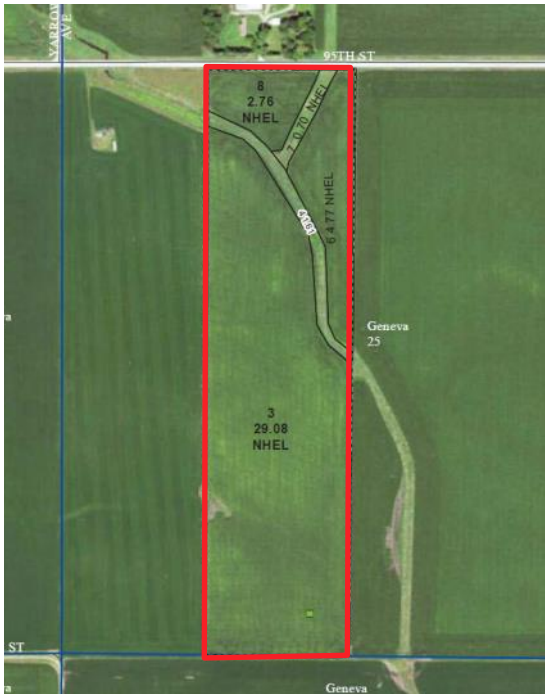
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

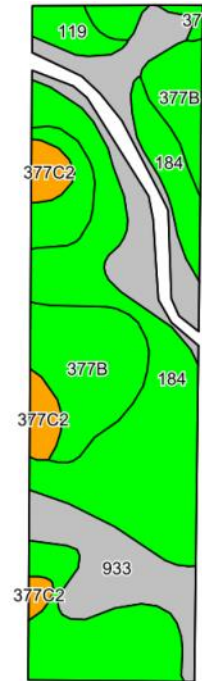
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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
184	Klinger silty clay loam, 1 to 4 percent slopes	16.81	45.1%	95	95
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent	9.24	24.8%	78	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.25	22.1%	94	94
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	1.72	4.6%	85	85
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.06	2.8%	100	100
377	Dinsdale silty clay loam, 0 to 2 percent slopes	0.23	0.6%	99	99
				Weighted Average	90.3



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Photos



View from the southwest corner looking northeast



View from the east looking west

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