

Growthland

Recently renamed from Agri-Management Services

2.5 Acres m/l
Des Moines County, IA
\$49,500

Farm For Sale

Parcel would make for an excellent building site on a paved road. The land is located in close proximity to Mt. Pleasant and Burlington for the rural resident who seeks rural living in close proximity to goods and services. A property with potential for several different uses.

Acreage Breakdown:

Cropland Acres: 2.65 A m/l
 Assessor Acres: 2.51 A m/l

Soil Productivity: CSR2: 83.0

School District: Danville School District

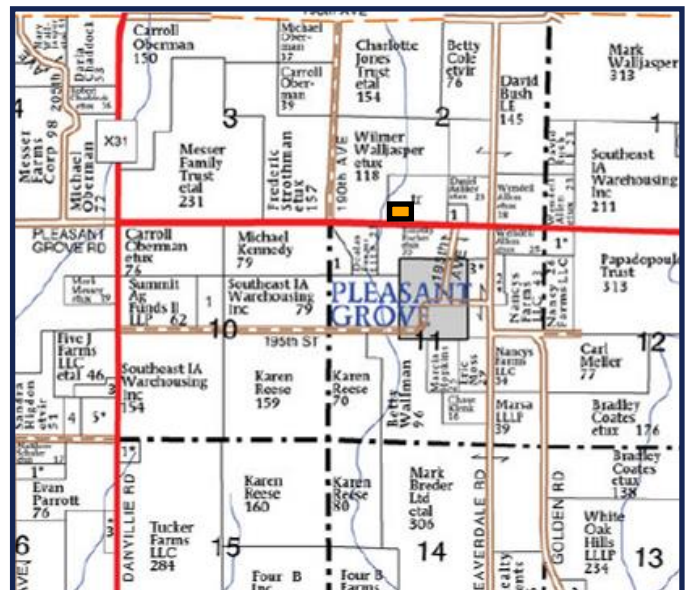
Taxes: \$88 annually

Possession: At closing.

FSA Farm Base Acres:

Commodity	Base Acres	PLC Yield
Corn	2.55	125
Soybeans	.10	46

Location: Located within one mile north of Pleasant Grove in Section 2 of Pleasant Grove Township; bordered to the south by paved Pleasant Grove Road.



Contact Us

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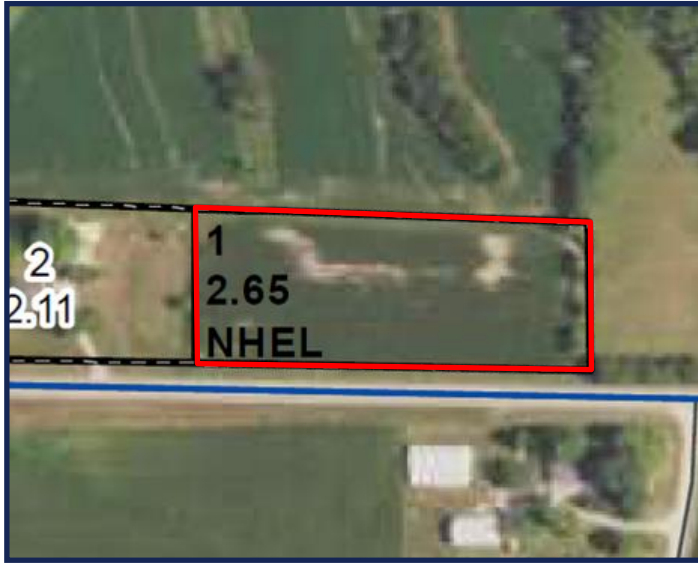
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

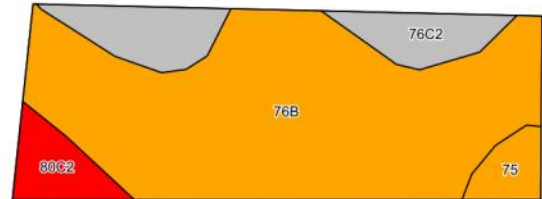
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FSA Map



Cropland Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
76B	Ladoga silt loam, 2 to 5 percent slopes	1.88	74.3%	86	86
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	0.38	15.0%	75	75
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	0.16	6.3%	69	69
75	Givin silt loam, 1 to 3 percent slopes	0.11	4.3%	80	80
Weighted Average					83.0



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Photos



View from the southeast corner looking west



View from the southeast corner looking north

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