Growthland

Name recently changed from Agri-Management Services

Farmland Auction
Linn County
148 Acres

Wednesday, June 15, 2022 at 10 am
Tin Roof Hideaway & Event Center
1003 N Washington St
Lisbon, IA 52253

Map provided via Google Earth

Sale Method:	This property will be offered at public auction. Bidding available in person and online. Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price.
	• The farmland will be offered as one tract on a 148 acres more or less basis.
	• Sellers reserve the right to refuse any or all bids.
Description:	148 acres m/l of Linn County farmland located in Section 4 of Franklin Township. Consists of 129.66 tillable acres m/l with a CSR2 of 85.6. Great location on a hard surface road one mile north of Mt. Vernon with good locations to build a residence if desired. In addition, the timber and creek in the southwest corner provides a recreational appeal. **Rare property that provides high quality tillable land, great location with residential appeal, and recreational opportunities.**
Terms:	Ten percent of the purchase price required on the day of the sale. Buyers will sign Real Estate Sales Agreement, purchasing with no financing contingencies, and must be prepared for cash settlement of the purchase at the time of closing.
Conditions:	This sale is subject to all easements, leases and any other restrictions of record. Farm is sold in "as-is, where-is" condition. Farm is leased for 2022 crop season & seller to retain the rent.

Contact Us:

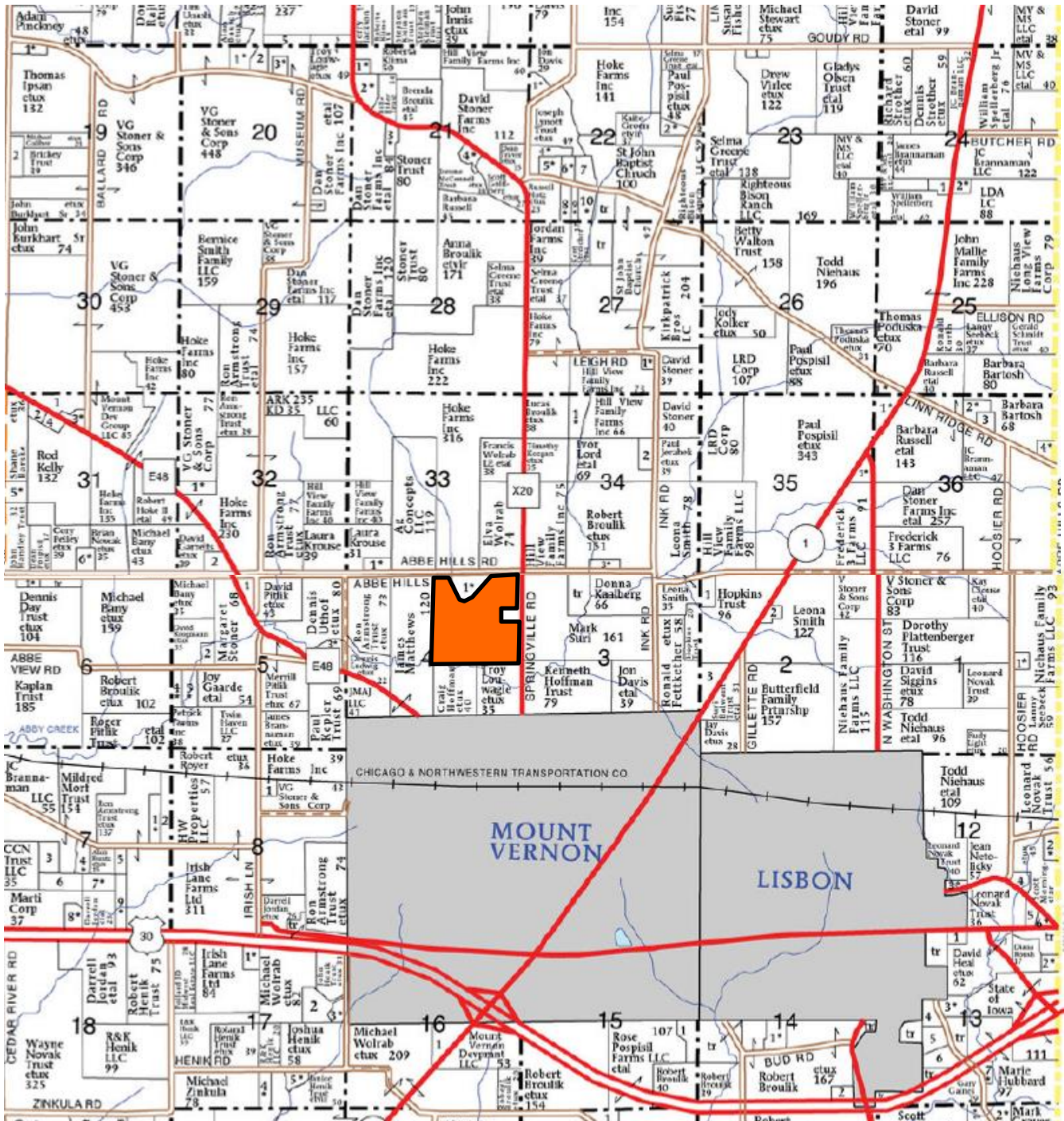|		
5475 Dyer Avenue, Suite 141	**John Airy, Licensed in IA**	**Ben Isaacson, Licensed in IA**
Marion, IA 52302	john@growthland.com	ben@growthland.com
319-377-1143	319-350-0474	319-350-6084
www.growthland.com	Growthland and their associates are Agents of the Seller	

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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Plat Map

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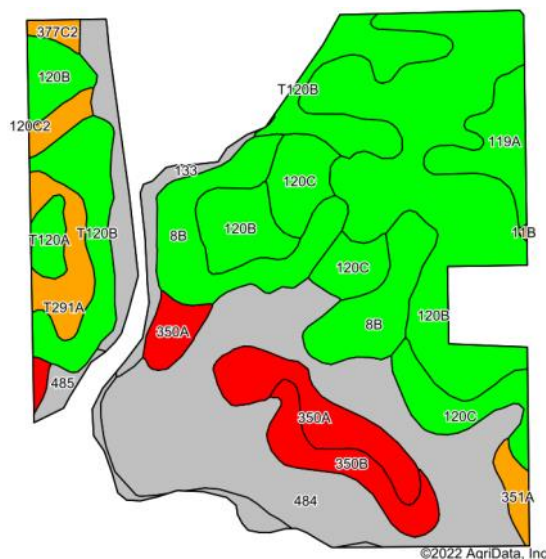
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148 Acres M/L

Location:	Located one mile north of Mount Vernon and two miles from Highway 1 and Highway 30. Bordered to the north by Abbe Hills Rd and to the east by Springville Road.
Acreage Breakdown:	Taxable Acres: 148.24 A M/L FSA Cropland Acres: 129.66 A M/L
Soil Productivity:	Tillable CSR2: 85.6
Taxes:	$6,240.00 annually
School District:	Mount Vernon School District
FSA Farm Base Acres:	Corn Base Acres: 64.0 Corn PLC Yield: 190 Soybean Base Acres: 64.0 Soybean PLC Yield: 49

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FSA MAP

Cropland Soil Map CSR2

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	31.06	24.0%		79
120B	Tama silty clay loam, 2 to 5 percent slopes	30.86	23.8%		95
8B	Judson silty clay loam, 2 to 5 percent slopes	13.35	10.3%		94
T120B	Tama silty clay loam, terrace, 2 to 5 percent slopes	12.28	9.5%		95
120C	Tama silty clay loam, 5 to 9 percent slopes	9.25	7.1%		90
350A	Waukegan silt loam, 0 to 2 percent slopes	7.44	5.7%		60
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.91	4.6%		78
350B	Waukegan silt loam, 2 to 5 percent slopes	4.21	3.3%		55
119A	Muscatine silty clay loam, 0 to 2 percent slopes	4.04	3.1%		100
T291A	Atterberry silt loam, terrace, 0 to 2 percent slopes	3.56	2.7%		80
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.42	1.9%		76
T120A	Tama silty clay loam, terrace, 0 to 2 percent slopes	1.48	1.1%		100
11B	Colo-Ely complex, 0 to 5 percent slopes	1.26	1.0%		86
351A	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.24	1.0%		80
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	0.73	0.6%		85
352B	Whittier silt loam, 2 to 5 percent slopes	0.39	0.3%		50
				Weighted Average	**85.6**

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Photos

View from the southeast corner looking northwest

View from the northeast corner looking southwest

Photos

View from the northwest corner looking southeast

View from the southwest corner looking northeast