

Growthland

Recently renamed from Agri-Management Services

Cedar County, IA
5.62 A m/l Building Site
\$154,550 (\$27,500/Acre)

Farm for Sale

Rare chance to purchase a surveyed building site along a hard surface road. Great location for a rural residence. Includes three grains bins totaling approximately 22,000 bushels of storage, older grain dryer, and a barn.

Location: Located five miles northeast of Tipton and 6 miles south of Clarence and Hwy 30 in Section 22 of Fairfield Township; bordered to the east by Quincy Ave and to the south by 200th.

Acreage Breakdown:

Tillable Acres: 4.32 A m/l
 Taxable Acres: 5.60 A m/l

Soil Productivity: Tillable CSR2: 90.6

FSA Farm Base Acres:

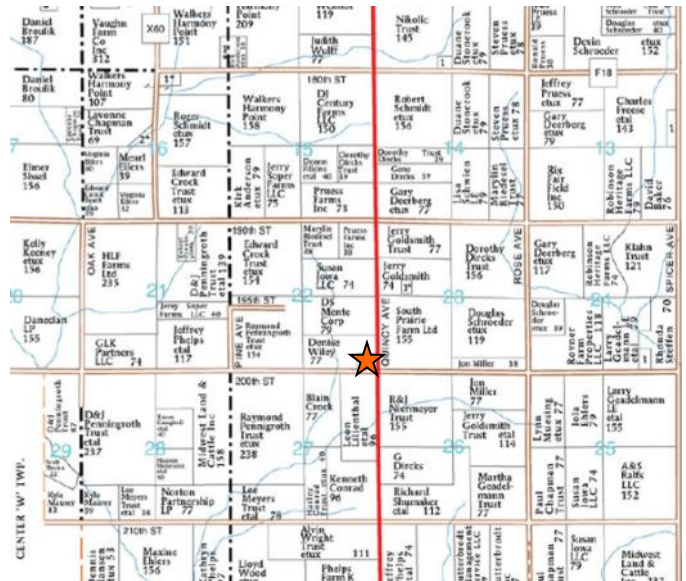
Corn Base Acres: 2.87
 Corn PLC Yield: 180
 Bean Base Acres: .98
 Bean PLC Yield: 52

School District: Tipton School District

Taxes: \$314 annually

Comments: An access easement exists for the adjoining acreage owner. Seller to lease the grain bins from the buyer until June 1, 2023.

Additional Land for Sale: Seller has adjoining 146 Acres m/l farmland for sale. See map below.



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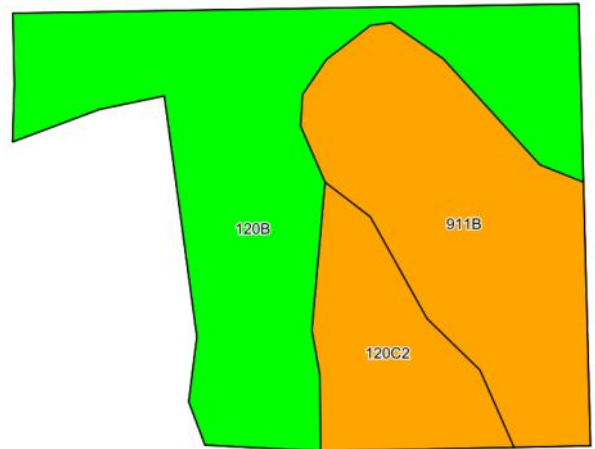
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Growthland or its staff. All acres are considered more or less.

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FSA Map

Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
120B	Tama silty clay loam, 2 to 5 percent slopes	2.14	49.5%		95
911B	Colo-Ely complex, 0 to 5 percent slopes	1.50	34.7%		86
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.68	15.7%		87
Weighted Average					90.6



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Photos



Bins, Dryer, & Barn



Grain Bins

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Photos



View from the southeast looking northwest including additional farmland for sale



View from the southwest looking northeast

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