

Growthland

Absolute, No-Reserve Auction
Buchanan County, IA
60 Acres

Wednesday, March 29 at 10 am
Jesup City Hall Community Room
791 6th St, Jesup, IA



- 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 60 acres more or less basis.
 - **This is an absolute action. There is no reserve price.**
- Description:** 60 acres m/l of Buchanan County farmland located in Section 29 of Westburg Township. Consists of 48.06 tillable acres m/l with a CSR2 of 74.7. Located six miles south of Jesup.
- 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. **Other key conditions:**
- Farm is available for 2023 crop season
 - Buyer to have possession prior to closing. Closing estimated in mid-Summer due to pending survey.

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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, its staff or its owners. All acres are considered more or less.

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60 Acres M/L



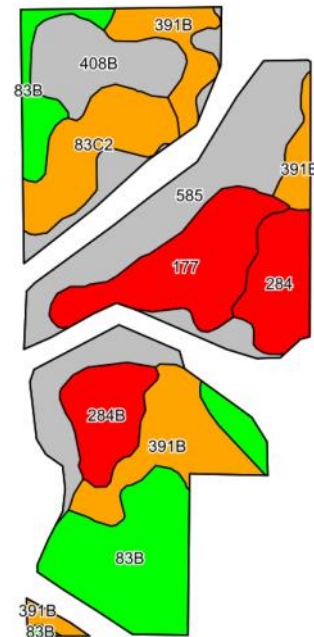
Location:	Located south of Jesup. Bordered to the south by 265th Street.
Acreage Breakdown:	FSA Acres: 61.74 A m/l FSA Cropland Acres: 46.40 A m/l Tillable Acres: 48.06 A m/l
Soil Productivity:	Tillable CSR2: 74.7
Taxes:	Estimated \$1,935 annually
School District:	Jesup School District
FSA Farm Base Acres:	Corn Base Acres: 20.20 Corn PLC Yield: 123
Comments:	Nice Buchanan County farm with a solid production history and potential for more. Lends itself to proper drainage with rolling terrain and drainage outlets navigating through the farm. Solid candidate for future CRP income as well if desired.

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FSA Map



Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
585	Coland-Spillville complex, 0 to 2 percent slopes,	12.01	25.0%		70
83B	Kenyon loam, 2 to 5 percent slopes	9.08	18.9%		90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.54	15.7%		87
177	Saude loam, 0 to 2 percent slopes	5.56	11.6%		60
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.07	8.5%		84
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.76	7.8%		74
284	Flagler sandy loam, 0 to 2 percent slopes	3.10	6.5%		55
284B	Flagler sandy loam, 2 to 5 percent slopes	2.94	6.1%		51
Weighted Average					74.7



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Photos



View from the southwest looking northeast



View from the northeast looking southwest

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