

Growthland

107 Acres M/L

Has 51.74 Tillable Acres, Swine Facility & Recreational Appeal
\$800,000

Farm For Sale Jefferson County, IA

Growthland is pleased to present for sale a unique Jefferson County combination farm with significant income potential.

Property Highlights:

- 107 total acres with 51.74 tillable acres; CSR2 for tillable land is 55.9
- Balance of land has timber & ponds providing recreational appeal.
- Includes a swine facility that Sellers willing to lease back for a year on a triple net basis (landlord responsible for real estate taxes & property insurance). Proposed lease rate of \$60,000 per year for both swine facility and cropland; with an option to lease for subsequent years.
- Located 1.5 miles southwest of Lockridge in an area managed for trophy deer herds!!
- Access to the main part of the farm is from the South, along 232nd BLVD, or the East, along Varnishtree Ave, which bodes nicely for a North or West wind while hunting.



Contact Mac Chilton at 641-954-1869 for more information. Rare opportunity to purchase an income producing farm with tremendous recreational appeal.

Acreage Breakdown:

Taxable Acres: 105 A M/L

FSA Acres: 108.10 A M/L

Cropland Acres: 51.74 A M/L

Soil Productivity: Tillable CSR2: 55.9

FSA Base Acres:

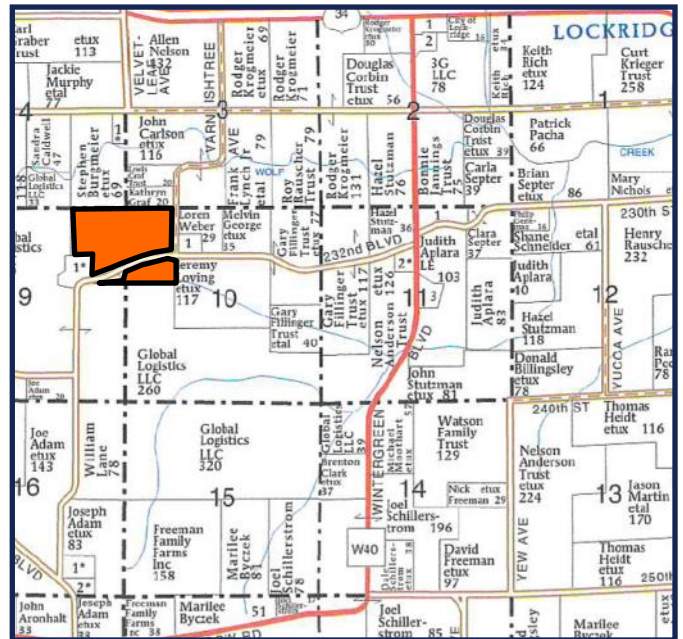
Corn Base Acres: 31.10

Corn PLC Yield: 94

Bean Base Acres: 14.90

Bean PLC Yield: 38

Property Taxes: \$4,182.00



Contact us:

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Marion, IA 52302

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www.growthland.com

Mac Chilton, Licensed in Iowa

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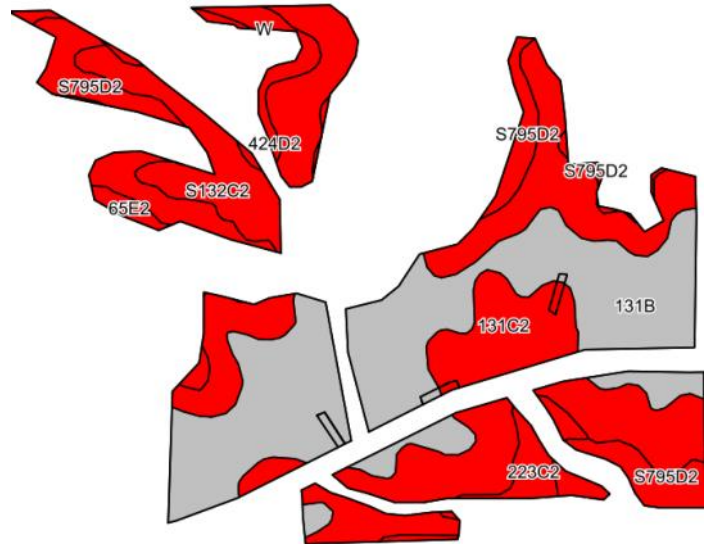
Cell: 641-954-1869

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FSA Map



Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
131B	Pershing silt loam, 2 to 5 percent slopes	18.61	36.0%		70
S132C2	Weller silty clay loam, 5 to 9 percent slopes,	12.90	24.9%		59
131C2	Pershing silty clay loam, 5 to 9 percent slopes,	10.96	21.2%		62
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes,	6.13	11.8%		7
223C2	Rinda silty clay loam, 5 to 9 percent slopes,	1.33	2.6%		45
424D2	Lindley-Keswick complex, 9 to 14 percent slopes,	1.07	2.1%		21
65E2	Lindley loam, 14 to 18 percent slopes, moderately	0.75	1.4%		29
Weighted Average					55.9

Property Disclaimer: Information provided herein was obtained from sources deemed reliable, but neither Growthland, its agents, nor its owners, make any guarantees or warranties regarding its accuracy. Prospective buyers are urged to inspect the property, its condition, and rely on their own conclusions. All illustrations, dimensions, and acreage figures are approximate or "more or less" and based on information currently available.

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Photos



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Site Overview							
Building Type:	Farrowing			Breeding Gestation			Gestation
Number:	1	1A	1B	1			1
Dimensions:	48' x 240'	44' x 52' ID	52' x 300'			44' x 317'	
Year Built:	1978	1978	1974			1974	
Number of Rooms:	12	2	1	1	1	1	1
Room Dimensions:	(5) 13' x 45' ID (7) 21' x 45' ID	21' x 49' ID	21' x 47' ID	21' x 47' ID	50' x 140' ID	50' x 110' ID	43' x 316' ID
Pig Spaces:	171	36	18	50	464	270	745
Pens per Room:	9 - 5'x 7' FR Crates 18 - 5'x7' FR Crates	18- 5' x 7' FR Crates	18- 5' x 7' FR Crates	(50) 20"x7' Stalls	(164)20"x7' Stalls (300) 22"x7' Stalls	(255)20"x7' Stalls (5) Pens	(76) Pens
Pit Depth:	Deep Pit	Deep Pit	Pull Plug	Pull Plug	Pull Plug	Pull Plug	Flush Gutters
Ventilation:	Power	Power	Power	Power	Cross Vent Power	Cross Vent Power	Natural
Ventilation Controller:	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	T/Stats
Emergency System(s):	Katolight 250KW Site Generator/Agri Alert Alarm System						
Ceiling:	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Aluminum/ Plastic
Flooring:	Poly Floor	Poly Floor	Poly Floor	Concrete & Slat	Concrete Slat	Concrete Slat	Concrete
Feed System:	Hand	Hand	Hand	Hand	Flex to Sow Drop	Flex to Sow Drop	Hand
Feeders:	SS Sow Fdr	SS Sow Fdr	SS Sow Fdr	SS Trough	SS Trough	SS Trough	Floor
Waterers:	SS Nipple	SS Nipple	SS Nipple	SS Trough	SS Trough	SS Trough	SS Nipple
Load Out:	Enclosed Attached						
Office:	Biosecure Entrance with Office, Shower, Breakroom, Workroom, Laundry - 17' x 48'						



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