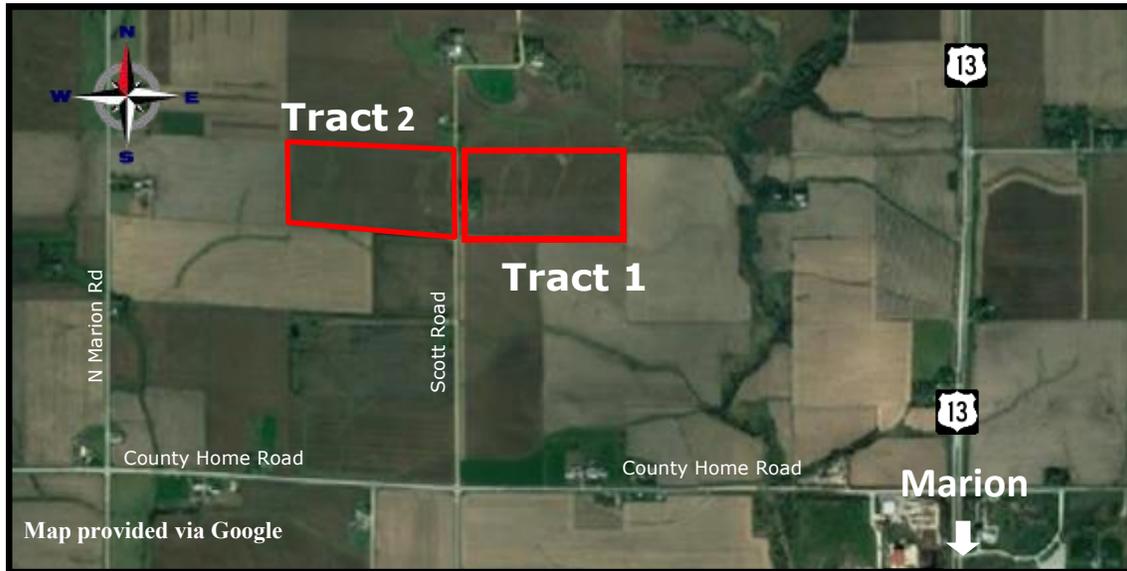




AGRI • MANAGEMENT S E R V I C E S

Linn County
160 Acres M/L
Tract 1—80 Acres M/L
Tract 2—80 Acres M/L

Farmland Auction
Friday, June 25, 2021, 10 AM
Columbus Club 5677
810 Vernon Valley Dr SE
Cedar Rapids, IA 52403



- 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 two tracts on an 80 acres per tract basis and will not be combined.
 - Sellers reserve the right to refuse any or all bids.
- Description:** 160 acres m/l of highly productive Linn County farmland located in Sections 7 and 8 of Marion West Township. Tract one contains a building site with a house. Property will be offered for sale in two tracts.
- 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. Farms and buildings are sold in “as-is, where-is” condition.
- Agency:** Agri Management Services and their associates are Agents of the Seller.
- Auctioneer:** John Airy

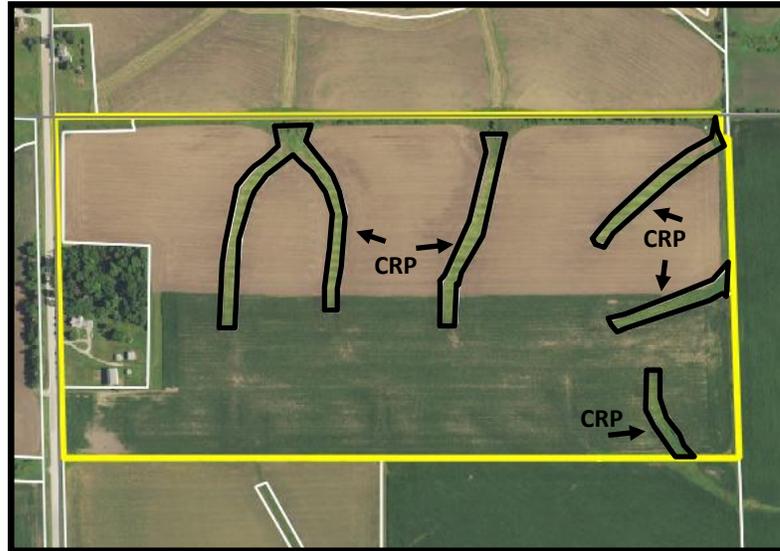
Agri Management Services	Appraisals	Farm Management	Real Estate Sales
5475 Dyer Avenue, Suite 141 Marion, IA 52302 319-377-1143 www.agri-management.com	John Airy, Licensed in IA john@agri-management.com		Scott Borcharding, Licensed in IA scott@agri-management.com

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



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Tract 1 Farm Information 80 Acres M/L



Location: Located two miles north of Marion at 3369 Scott Road.

Acreage Breakdown: Total Acres: 80 A M/L
Cropland Acres: 74.73 A M/L
CRP Acres: 5.46 A M/L
Building Site Acres: 5.09 A M/L

Soil Productivity: CSR2: 92.5

Taxes: Approximately \$5,166.00

School District: Linn-Mar School District

CRP Payments: \$1,914.00 Annually

FSA Farm Base Acres: Corn Base Acres: 37.0
Corn PLC Yield: 148
Soybeans Base Acres: 31.7
Soybeans PLC Yield: 46

Comments: Topography ranges from nearly level to rolling. The farmstead consists of an older two story dwelling and some out buildings. The waterways are enrolled in CRP at \$350.63 per acre, expiring in 2024. Farm and buildings are being sold in "as-is, where-is" condition. The buyer of Tract 1 will receive a \$25,000 credit to be used at the buyer's discretion to cover expenses of updating the septic or taking down the residence. The buyer will need to sign a release of liabilities form acknowledging the septic requirements.

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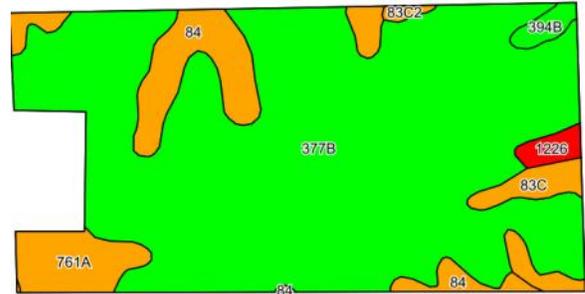
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Tract 1 Soil Maps

Cropland Aerial Map



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	59.76	80.7%		94
84	Clyde silty clay loam, 0 to 3 percent slopes	6.76	9.1%		88
761A	Franklin silt loam, 0 to 2 percent slopes	3.30	4.5%		90
83C	Kenyon loam, 5 to 9 percent slopes	2.30	3.1%		85
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.87	1.2%		59
394B	Ostrander loam, 2 to 5 percent slopes	0.81	1.1%		91
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.29	0.4%		84
Weighted Average					92.5



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Tract 1 Photos



Aerial View of Acreage



**2,126 Sq Ft Home with
attached 2 car garage**

Aerial Views

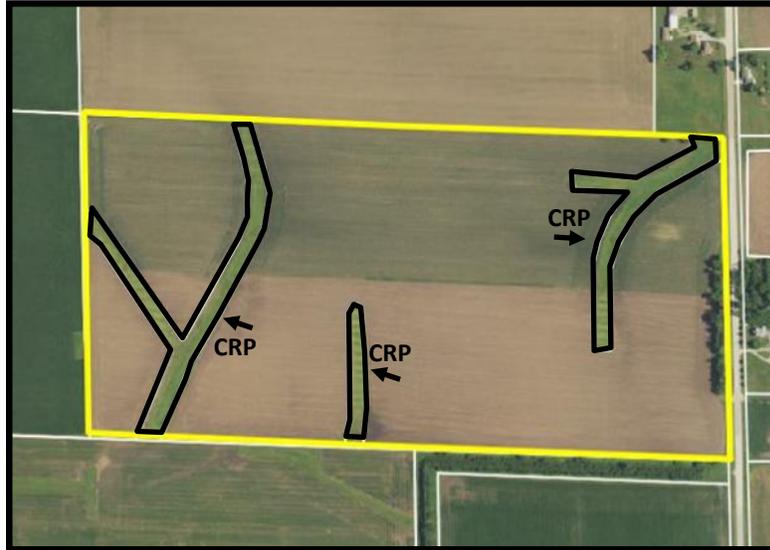


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Tract 2 Farm Information 80 Acres M/L



Location:	Located two miles north of Marion on Scott Road.
Acreage Breakdown:	Total Acres: 80 A M/L Cropland Acres: 79.08 A M/L CRP Acres: 6.82 A M/L
Soil Productivity:	CSR2: 91.9
Taxes:	\$3,638.00
CRP Payments:	\$2,391.00 Annually
FSA Farm Base Acres:	Corn Base Acres: 39.2 Corn PLC Yield: 148 Soybeans Base Acres: 33.6 Soybeans PLC Yield: 46
Comments:	Topography ranges from nearly level to rolling. The grass waterways are enrolled into CRP at \$350.63 per acre, expiring in 2024.



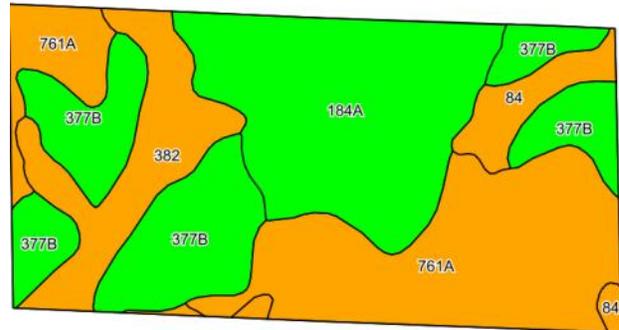
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Tract 2 Soil Map

Cropland Aerial Map



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
761A	Franklin silt loam, 0 to 2 percent slopes	24.14	30.7%		90
184A	Klinger silty clay loam, 1 to 4 percent slopes	21.61	27.5%		95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.19	24.4%		94
382	Maxfield silty clay loam, 0 to 2 percent slopes	9.88	12.6%		87
84	Clyde silty clay loam, 0 to 3 percent slopes	3.70	4.7%		88
Weighted Average					91.9



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Tract 2 Aerial Photos



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