



AGRI • MANAGEMENT S E R V I C E S

Jefferson County 78 Acres M/L

Farmland Auction

Wednesday, August 18, 2021, 10 AM
Packwood Community Center
122 North Main
Packwood, IA 52580



- 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 78 Acre tract.
 - Sellers reserve the right to refuse any or all bids.
- Description:** 78 acres m/l of productive Jefferson County farmland located in Section 8 of Polk Township.
- 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

5475 Dyer Avenue, Suite 141
Marion, IA 52302
319-377-1143
www.agri-management.com

Appraisals

Scott Borcharding, Licensed in IA
scott@agri-management.com

Farm Management

Real Estate Sales

John Airy, Licensed in IA
john@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.

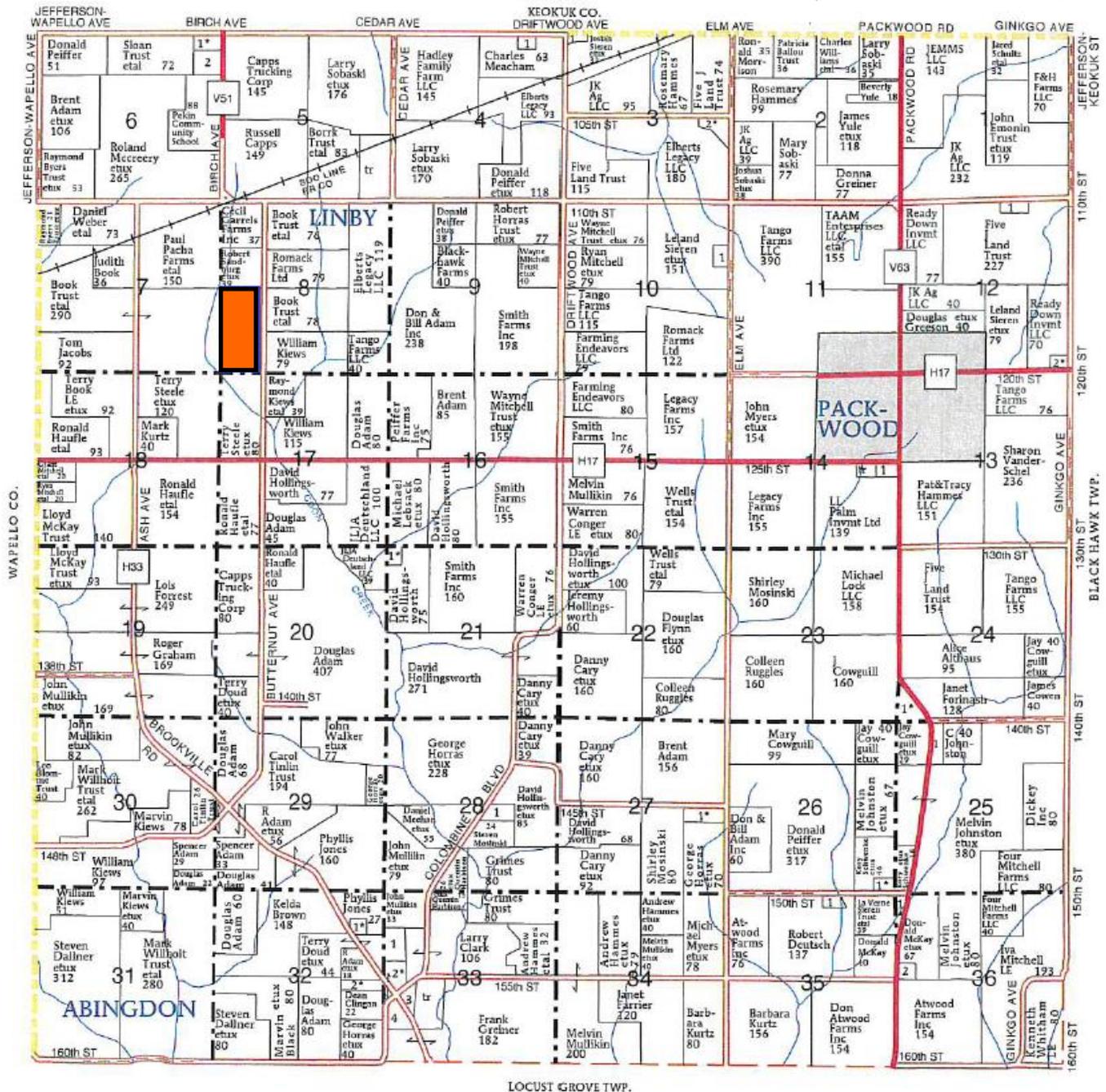


AGRI • MANAGEMENT SERVICES

T-73-N

POLK PLAT

R-11-W



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.



AGRI • MANAGEMENT S E R V I C E S

Farm Information 78 Acres M/L



Location:	Located four miles west of Packwood on Butternut Ave.
Acreage Breakdown:	Taxable Acres: 78.19 A M/L FSA Cropland Acres: 74.25 A M/L Timber Acres: 2.31 A M/L
Soil Productivity:	CSR2: 81.7
Taxes:	Approximately \$2,464.00
School District:	Pekin Community School
FSA Farm Base Acres:	Corn Base Acres: 39.60 Corn PLC Yield: 127 Soybeans Base Acres: 2.30 Soybeans PLC Yield: 47
Comments:	A mostly tillable 78 acre tract located four miles west of Packwood. The farm contains primarily Otley and Mahaska soils with a CSR2 of 81.7. Tile maps are available upon request.



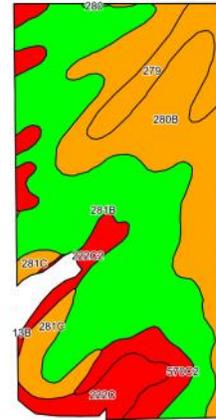
AGRI • MANAGEMENT S E R V I C E S

Soil Maps

Cropland Aerial Map



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
281B	Otley silty clay loam, 2 to 5 percent slopes	33.75	45.5%	Green	91
280B	Mahaska silty clay loam, 2 to 5 percent slopes	19.78	26.6%	Orange	89
279	Taintor silty clay loam, 0 to 2 percent slopes	4.79	6.5%	Orange	83
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.27	5.8%	Red	28
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.00	5.4%	Red	31
281C	Otley silty clay loam, 5 to 9 percent slopes	3.83	5.2%	Orange	85
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.73	5.0%	Red	70
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.09	0.1%	Green	94
Weighted Average					81.7



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.



AGRI • MANAGEMENT S E R V I C E S

Photos



Looking to the Northwest



Looking West from the Southeast border



Looking to the Southeast



Looking North from the South fence line.

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.