



# 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](http://www.agri-management.com)

### Appraisals

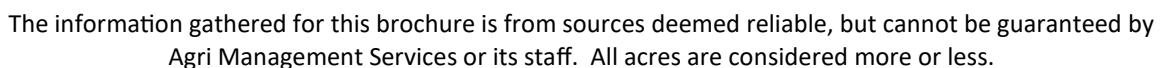
**Scott Borcharding, Licensed in IA**  
[scott@agri-management.com](mailto:scott@agri-management.com)

### Farm Management

### Real Estate Sales

**John Airy, Licensed in IA**  
[john@agri-management.com](mailto: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.







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## Farm Information 78 Acres M/L



<b>Location:</b>	Located four miles west of Packwood on Butternut Ave.
<b>Acreage Breakdown:</b>	Taxable Acres: 78.19 A M/L FSA Cropland Acres: 74.25 A M/L Timber Acres: 2.31 A M/L
<b>Soil Productivity:</b>	CSR2: 81.7
<b>Taxes:</b>	Approximately \$2,464.00
<b>School District:</b>	Pekin Community School
<b>FSA Farm Base Acres:</b>	Corn Base Acres: 39.60 Corn PLC Yield: 127 Soybeans Base Acres: 2.30 Soybeans PLC Yield: 47
<b>Comments:</b>	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.



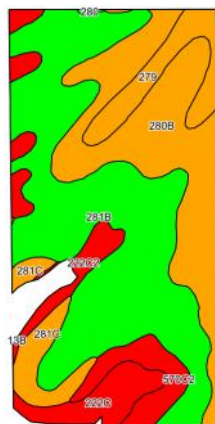
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## Soil Maps

**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%		91
280B	Mahaska silty clay loam, 2 to 5 percent slopes	19.78	26.6%		89
279	Taintor silty clay loam, 0 to 2 percent slopes	4.79	6.5%		83
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	4.27	5.8%		28
222C	Clarinda silty clay loam, 5 to 9 percent slopes	4.00	5.4%		31
281C	Otley silty clay loam, 5 to 9 percent slopes	3.83	5.2%		85
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.73	5.0%		70
280	Mahaska silty clay loam, 0 to 2 percent slopes	0.09	0.1%		94
<b>Weighted Average</b>					<b>81.7</b>

Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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## Photos



**Looking to the Northwest**



**Looking West from the Southeast border**



**Looking to the Southeast**



**Looking North from the South fence line.**

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