

Growthland

Name recently changed from Agri-Management Services

Iowa County

137 Acres

Tract 1—119 Acres M/L

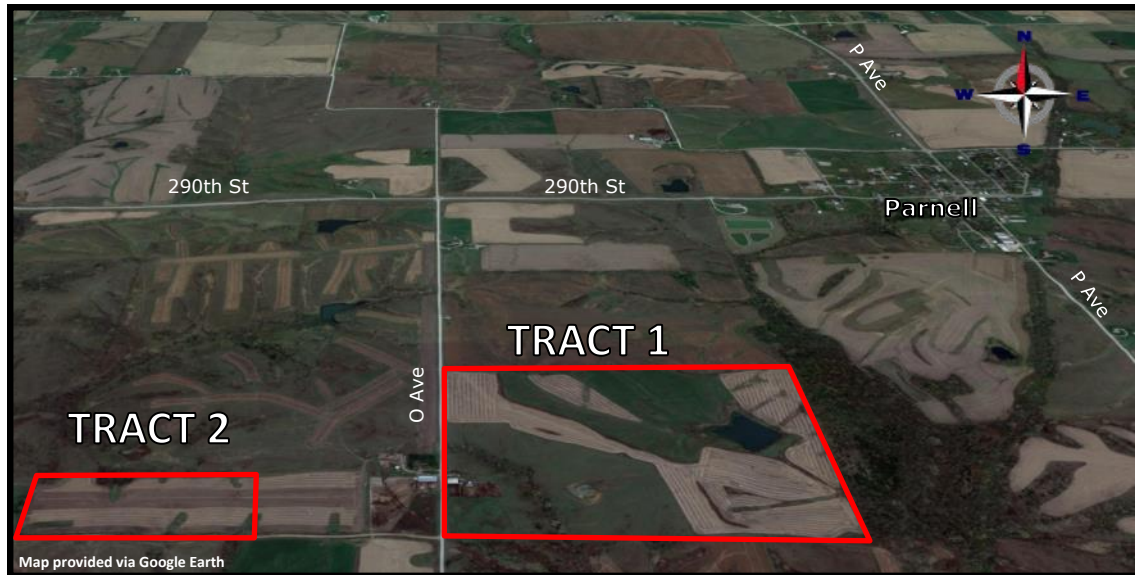
Tract 2—18 Acres M/L

Farmland Auction

Tuesday, December 7, 2021 at 10 am

The Gathering Barn

350 W Evans St, Williamsburg, IA 52361



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 a 137 acres more or less basis.
- Seller has the right to refuse any and all bids. In addition, Seller has the right to match the sale price and retain the farm. Buyer will receive a breakup fee if this occurs. Please call for more details.
- **Bidders must provide a "Bank approved letter of Credit" to be a qualified bidder.**

Description:

137 acres m/l of Iowa County farmland located in Sections 8 and 9 of Fillmore 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.

- **Closing to be no later than 1/7/2022. Subject to court approval.**
- **A copy of the sales agreement is prepared and ready for buyer to review prior to the auction. Call our office or agent for a copy of the agreement.**

Conditions:

This sale is subject to all easements, leases and any other restrictions of record. Farm is sold in "as-is, where-is" condition. This farm is available for 2022 crop season.

Agency:

Growthland and their associates are Agents of the Seller. Auctioneer is John Airy.

Contact Us:

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

John Airy, Licensed in IA
john@growthland.com
319-350-0474

Ben Isaacson, Licensed in IA
ben@growthland.com
319-350-6084

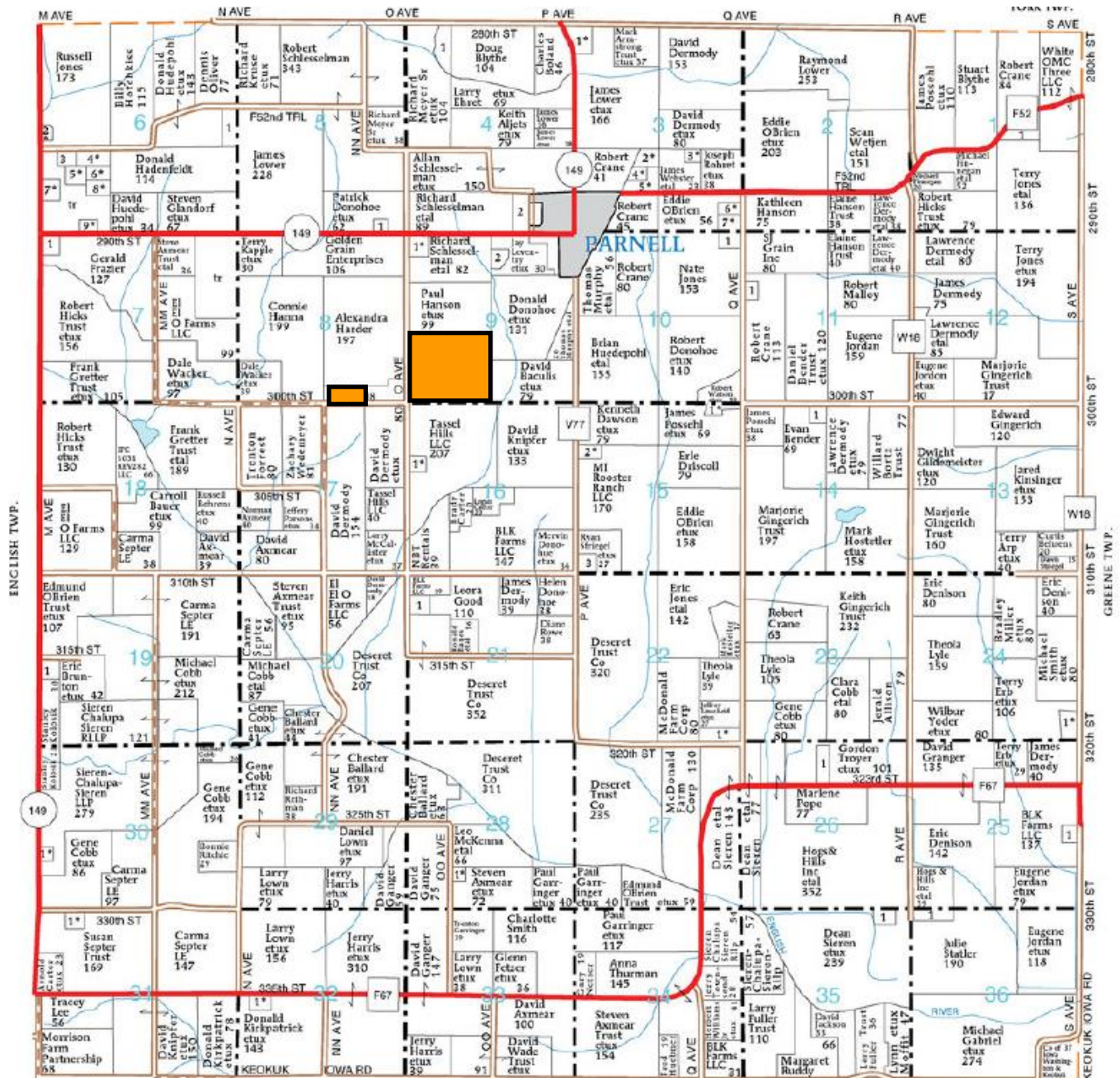
Dean Schott, Licensed in IA
dean@growthland.com
319-631-0050

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Plat Map



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Tract 1 119 Acres M/L



Location:	Located within one mile southwest of Parnell and ten miles from Interstate 80. Bordered to the west by O Ave.
Acreage Breakdown:	Taxable Acres: 118.5 A M/L FSA Acres: 117.8 A M/L FSA Cropland Acres: 98.88
Soil Productivity:	Tillable CSR2: 41.7
Taxes:	\$2,316.00 annually
School District:	Williamsburg School District
FSA Farm Base Acres:	Corn Base Acres: 6.6 Corn PLC Yield: 108
Comments:	Building site, cropland, and pasture. Building site provides livestock housing for the adjoining pasture. The pasture is primarily in the southwest 40 acres and has a pond. A pond exists in the east 60 acres. Part of the pasture area is considered Cropland per Farm Service Agency. Good combination property with livestock capabilities, tillable land, buildable site, and a recreational appeal.

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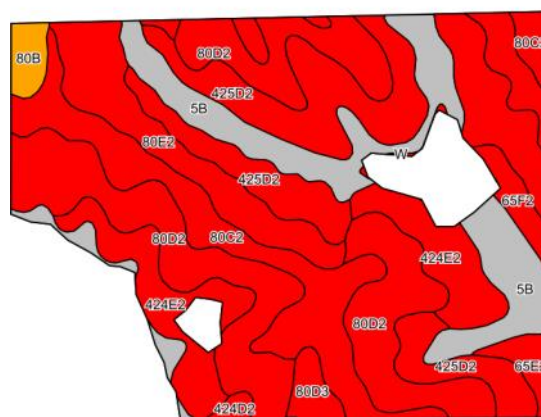
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Tract 1

FSA MAP



Cropland Soil Map CSR2



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	26.44	26.7%		46
425D2	Keswick silty clay loam, 9 to 14 percent slopes, moderately eroded	20.80	21.0%		9
5B	Ackmore-Colo complex, 2 to 5 percent slopes	13.98	14.1%		77
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	13.16	13.3%		69
424E2	Lindley-Keswick complex, 14 to 18 percent slopes, moderately eroded	9.91	10.0%		21
80E2	Clinton silty clay loam, 14 to 18 percent slopes, moderately eroded	7.87	8.0%		36
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	1.69	1.7%		10
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	1.64	1.7%		30
80D3	Clinton silty clay loam, 9 to 14 percent slopes, severely eroded	1.42	1.4%		39
80B	Clinton silt loam, 2 to 5 percent slopes	1.37	1.4%		80
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	0.50	0.5%		31
W	Water	0.10	0.1%		0
Weighted Average					41.7

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Tract 1



View of Building Site from the Southwest looking Northeast



View from the Northwest looking Southeast

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Tract 1



From the Southeast looking Northeast



View from the Southwest looking Northeast

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Tract 2 18 Acres M/L



Location:	Located within one mile southwest of Parnell and two miles from Interstate 80. Bordered to the south by 300th St.
Acreage Breakdown:	Taxable Acres: 18.05 A M/L FSA Cropland Acres: 17.57 A M/L
Soil Productivity:	Tillable CSR2: 62.6
Taxes:	\$532.00 annually
School District:	Williamsburg School District
FSA Farm Base Acres:	The farm is a part of a larger tract. A farm reconstitution plan will need to be completed to determine exact acres and yield. Below are the estimates: Corn Base Acres: 24.9 Corn PLC Yield: 121
Comments:	Rare opportunity to purchase a small tract of land that is all tillable. Great location for a building site or acreage. Located within an hour of Iowa City.

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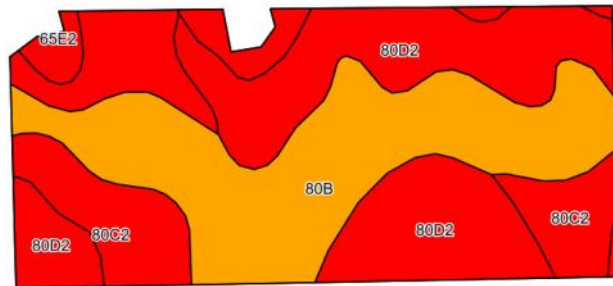
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Tract 2

FSA Map



Tillable Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
80D2	Clinton silty clay loam, 9 to 14 percent slopes, eroded	6.53	37.2%		46
80B	Clinton silt loam, 2 to 5 percent slopes	6.45	36.7%		80
80C2	Clinton silty clay loam, 5 to 9 percent slopes, eroded	3.76	21.4%		69
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.83	4.7%		30
Weighted Average					62.6

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Photos



From the Southwest looking Northeast



From the Southeast looking Northwest

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