

Growthland

Name recently changed from Agri-Management Services

Farmland Auction Linn County 148 Acres

Wednesday, June 15, 2022 at 10 am
Tin Roof Hideaway & Event Center
1003 N Washington St
Lisbon, IA 52253



- 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 tract on a 148 acres more or less basis.
 - Sellers reserve the right to refuse any or all bids.
- Description:** 148 acres m/l of Linn County farmland located in Section 4 of Franklin Township. Consists of 132 Tillable acres m/l with a CSR2 of 85.8. Great location on a hard surface road one mile north of Mt. Vernon with good locations to build a residence if desired. In addition, the timber and creek in the southwest corner provides a recreational appeal. **Rare property that provides high quality tillable land, great location with residential appeal, and recreational opportunities.**
- 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. Farm is sold in "as-is, where-is" condition. Farm is leased for 2022 crop season & seller to retain the rent.

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
Growthland and their associates are Agents of the Seller

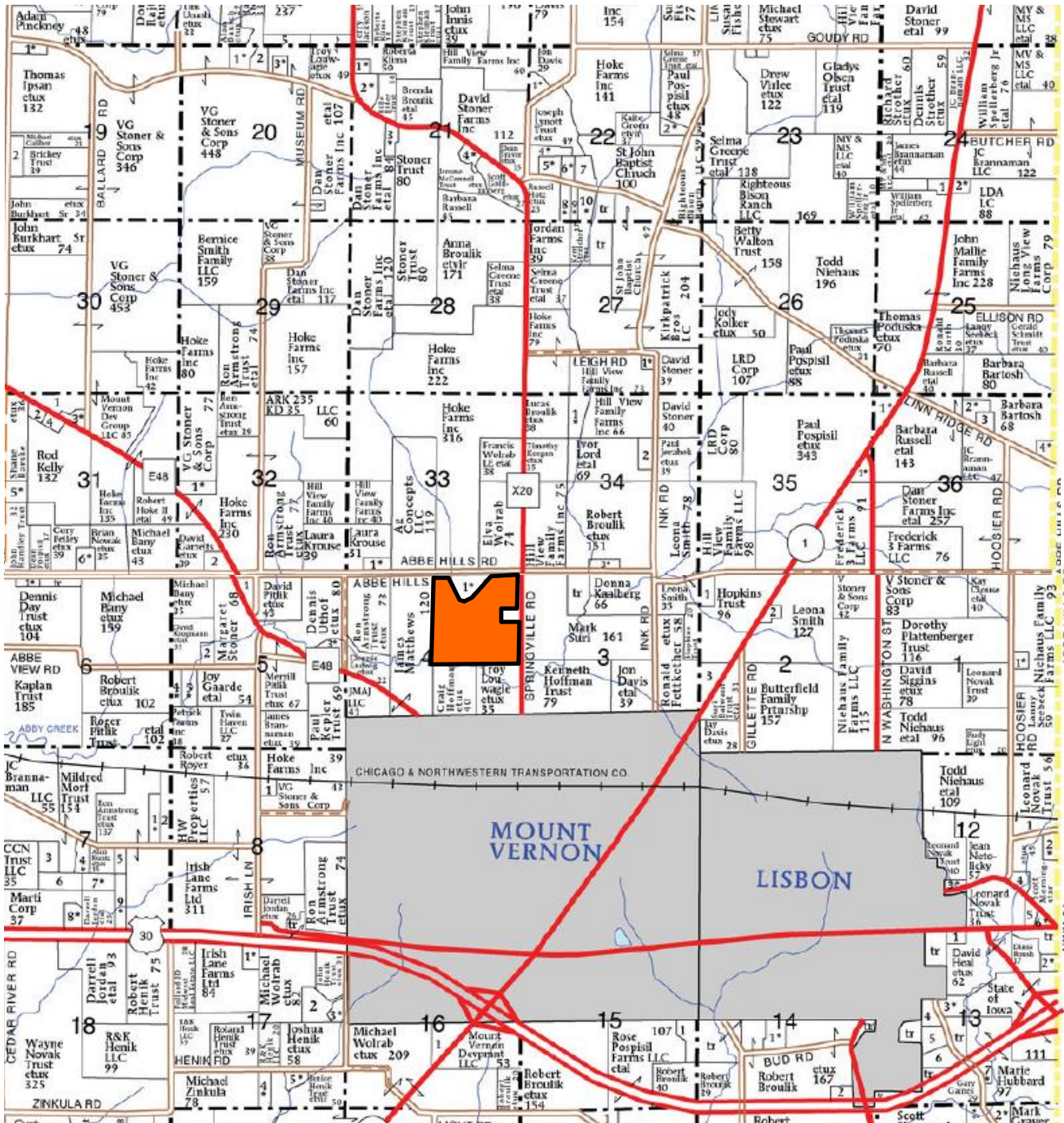
Ben Isaacson, Licensed in IA
ben@growthland.com
319-350-6084

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Plat Map



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148 Acres M/L



Location:	Located one mile north of Mount Vernon and two miles from Highway 1 and Highway 30. Bordered to the north by Abbe Hills Rd and to the east by Springville Road.
Acreage Breakdown:	Taxable Acres: 148.24 A M/L FSA Cropland Acres: 132.25 A M/L
Soil Productivity:	Tillable CSR2: 85.8
Taxes:	\$6,240.00 annually
School District:	Mount Vernon School District
FSA Farm Base Acres:	Corn Base Acres: 64.0 Corn PLC Yield: 190 Soybean Base Acres: 64.0 Soybean PLC Yield: 49

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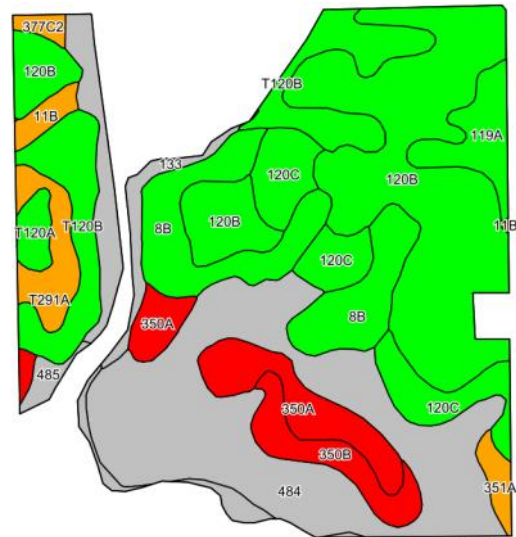
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FSA MAP



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
120B	Tama silty clay loam, 2 to 5 percent slopes	33.66	25.5%	Green	95
484	Lawson silt loam, 0 to 2 percent slopes, occasionally flooded	31.09	23.5%	Grey	79
8B	Judson silty clay loam, 2 to 5 percent slopes	13.35	10.1%	Green	94
T120B	Tama silty clay loam, terrace, 2 to 5 percent slopes	12.28	9.3%	Green	95
120C	Tama silty clay loam, 5 to 9 percent slopes	9.25	7.0%	Green	90
350A	Waukegan silt loam, 0 to 2 percent slopes	7.44	5.6%	Red	60
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.91	4.5%	Grey	78
350B	Waukegan silt loam, 2 to 5 percent slopes	4.21	3.2%	Red	55
119A	Muscatine silty clay loam, 0 to 2 percent slopes	3.99	3.0%	Green	100
T291A	Atterberry silt loam, terrace, 0 to 2 percent slopes	3.56	2.7%	Orange	80
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.42	1.8%	Grey	76
T120A	Tama silty clay loam, terrace, 0 to 2 percent slopes	1.48	1.1%	Green	100
11B	Colo-Ely complex, 0 to 5 percent slopes	1.25	0.9%	Orange	86
351A	Atterberry silt loam, sandy substratum, 0 to 2 percent slopes	1.24	0.9%	Orange	80
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	0.73	0.6%	Orange	85
352B	Whittier silt loam, 2 to 5 percent slopes	0.39	0.3%	Red	50
				Weighted Average	85.8

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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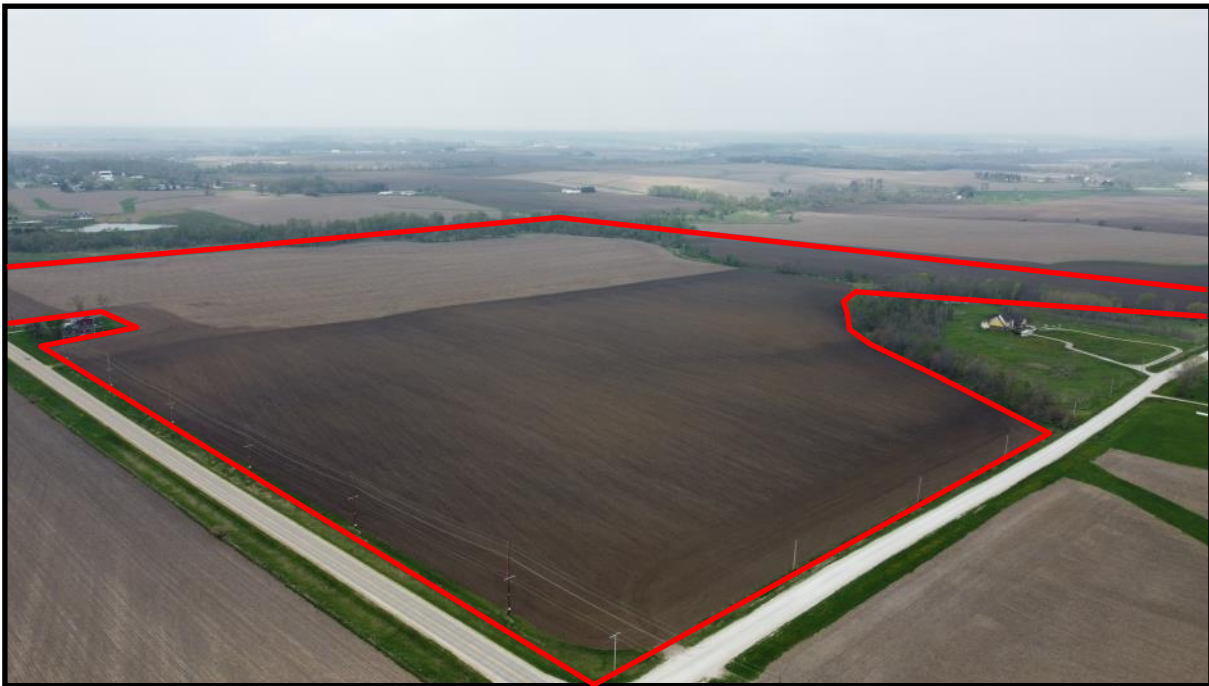
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Photos



View from the southeast corner looking northwest



View from the northeast corner looking southwest

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Photos



View from the northwest corner looking southeast



View from the southwest corner looking northeast

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