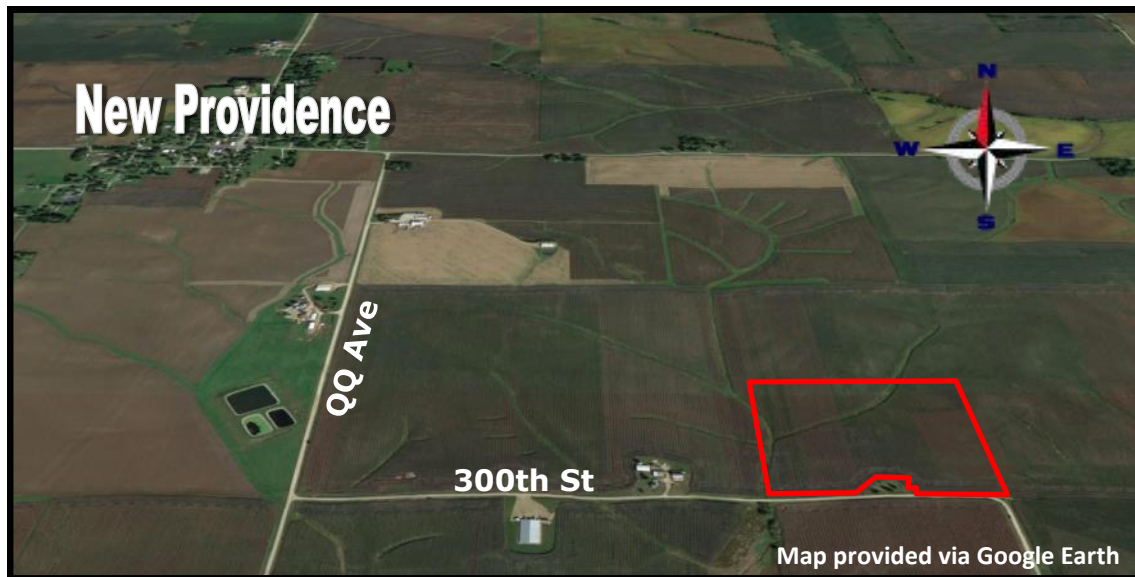


# Growthland

*Name recently changed from Agri-Management Services*

## Farmland Auction Hardin County 40 Acres

Thursday, August 25, 2022 at 10 am  
New Providence Roundhouse  
104 N Main Ave  
New Providence, IA 50206



- 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 40 acres more or less basis.
  - Sellers reserve the right to refuse any or all bids.
- Description:** 40 acres m/l of Hardin County farmland located in Section 11 of Providence Township. Consists of 39.24 tillable acres m/l with a CSR2 of 88.2. Located less than one mile south of New Providence.
- 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 with sellers to retain the rent. The lease for 2023 will be terminated prior to August 31, 2022. Seller's to pay any survey costs necessary to identify field boundaries.

### Contact Us:

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

### Scott Borcharding, Licensed in IA

scott@growthland.com  
515-708-6033

*Growthland and their associates are Agents of the Seller*

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



# Growthland

*Name recently changed from Agri-Management Services*

## 40 Acres M/L



<b>Location:</b>	Located one half mile southeast of New Providence. Bordered to the south by 300th Street.
<b>Acreage Breakdown:</b>	Taxable Acres: 39.44 A M/L FSA Cropland Acres: 39.24 A M/L
<b>Soil Productivity:</b>	Tillable CSR2: 88.2
<b>Taxes:</b>	\$1,290.00 annually
<b>School District:</b>	Eldora-New Providence School District
<b>FSA Farm Base Acres:</b>	Corn Base Acres: 24.11 Corn PLC Yield: 180 Soybean Base Acres: 14.54 Soybean PLC Yield: 59

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



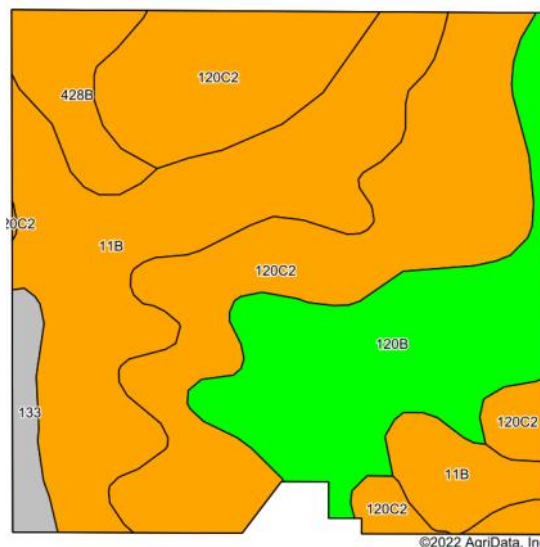
# Growthland

Name recently changed from Agri-Management Services

FSA MAP



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	15.36	39.9%		87
11B	Colo-Ely complex, 0 to 5 percent slopes	11.93	31.0%		86
120B	Tama silty clay loam, 2 to 5 percent slopes	8.13	21.1%		95
428B	Ely silty clay loam, 2 to 5 percent slopes	2.05	5.3%		88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.00	2.6%		78
<b>Weighted Average</b>					<b>88.2</b>



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

# Growthland

*Name recently changed from Agri-Management Services*

## Photos



**View from the southeast looking northwest**



**View from the northeast looking southwest**

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



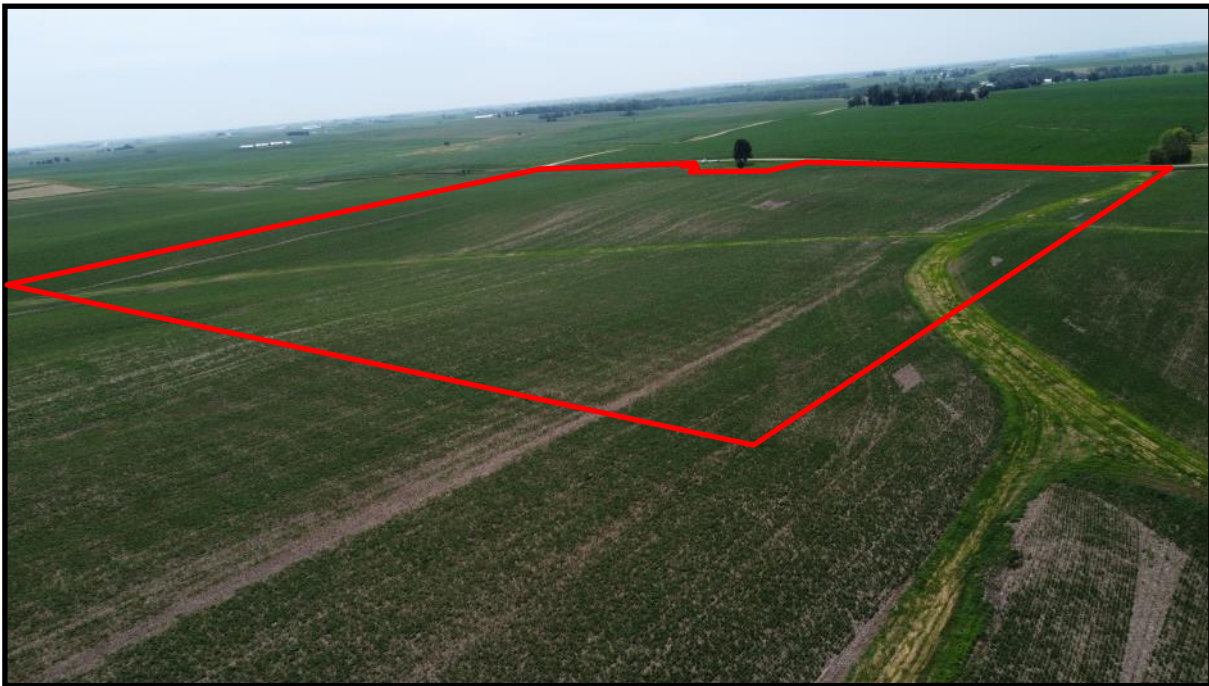
# Growthland

*Name recently changed from Agri-Management Services*

## Photos



**View from the southwest looking northeast**



**View from the northwest looking southeast**

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