

Growthland

Recently renamed from Agri-Management Services

Cedar County, IA
146 Acres M/L
\$2,613,400 (\$17,900 per Acre)

Farm for Sale

Location: Located five miles northeast of Tipton and 6 miles south of Clarence and Hwy 30 in Section 22 of Fairfield Township; bordered to the east by hard surfaced road, Quincy Ave and to the south by graveled 200th Street.

Acreage Breakdown:

FSA Acres: 145.44 A m/l
 Tillable Acres: 145.44 A m/l
 Taxable Acres: 146.03 A m/l

Soil Productivity: Tillable CSR2: 90.4

FSA Farm Base Acres:

Corn Base Acres: 97.23
 Corn PLC Yield: 180
 Bean Base Acres: 33.12
 Bean PLC Yield: 52

School District: Tipton School District

Taxes: \$5,266 annually

Comments: Opportunity to purchase a high quality Cedar County farm in an area with minimal public transactions. Surface water flows south through a network of grass waterways. There are approximately six acres of grass waterways that are considered tillable per Farm Service Agency. Farm is considered Highly Erodible (HEL).

Additional Land for Sale: Seller has adjoining 5.62 Acre m/l building site for sale. See map below.



Contact Us:

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

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

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

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.

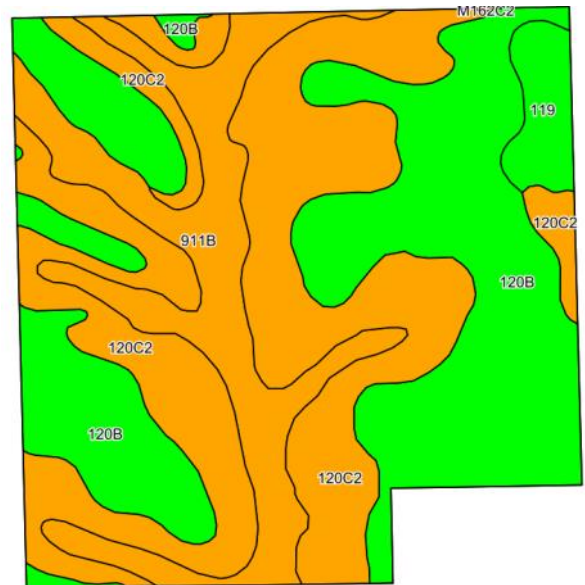
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FSA Map



Tillable Soil Map - CSR2



Code	Soil Description	Acres	% of field	CSR2	CSR2*
120B	Tama silty clay loam, 2 to 5 percent slopes	58.44	40.0%	95	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	57.54	39.4%	87	87
911B	Colo-Ely complex, 0 to 5 percent slopes	25.40	17.4%	86	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	4.65	3.2%	100	100
Weighted Average					90.4



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Photos



View from the southwest looking northeast



View from the northwest looking southeast

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Photos



View from the northeast looking southwest



View from the southeast looking north west and additional building site also available

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