

# Growthland

Appraisals, Management, Brokerage, & Advising

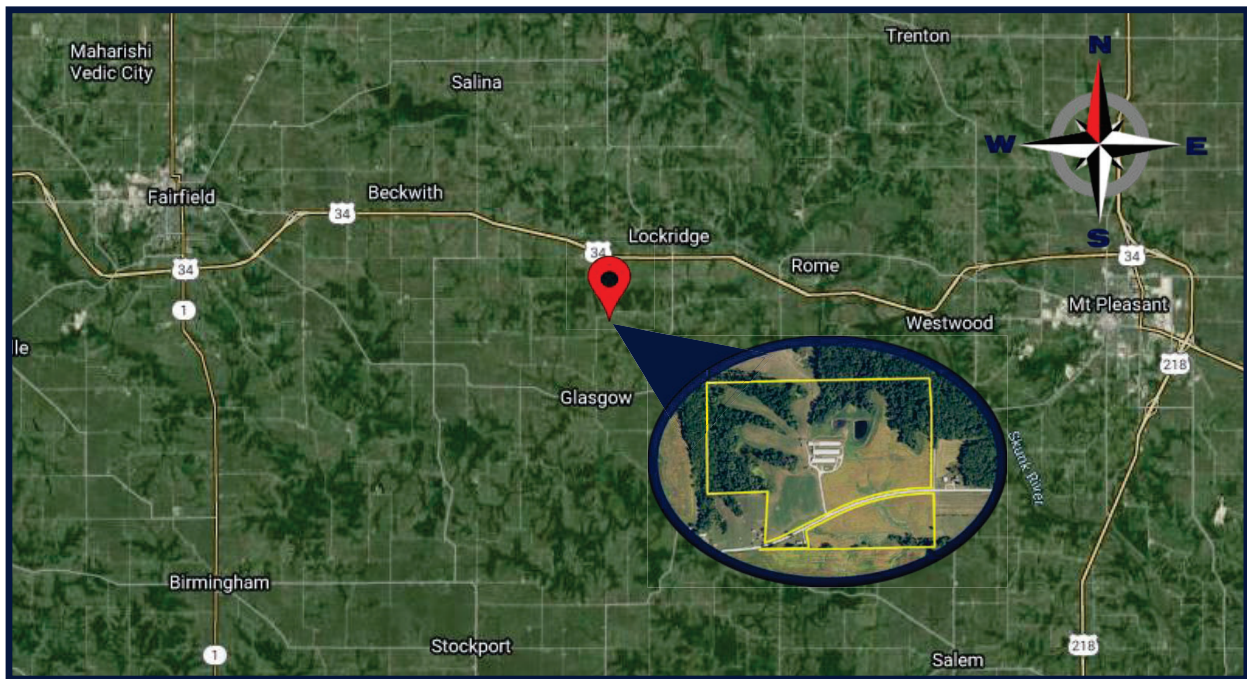


**Bids Due by**  
Monday, August 12, 2024  
**Minimum Bid Requirement:**  
**\$650,000**  
See page 2 for  
submission process

**FARMLAND**  
**AVAILABLE FOR BID**

Jefferson County, IA  
107 Acres M/L

Has 51.74 Tillable Acres,  
Swine Facility  
& Recreational Appeal



## MAC CHILTON

*Farm Manager, Real Estate Agent*

Licensed in IA, IL & MO

*Associate Appraiser*

Licensed in IA

📞 641-954-1869

✉ mac@growthland.com

www.growthland.com

107 S Court St., Suite 2, Ottumwa, Iowa 52501

Office: 641-682-4107

## Bid Submission Process

Jefferson County, IA  
107 Acres M/L

### Bid Process:

#### Bid Process

- Prospects will submit a Round 1 bid by **August 12, 2024, at 5 PM CST. Ask agent for bid form**
- Cash offers, no contingencies
- Accepting property "as is", "where-is"

#### Seller Options After Round One:

- Accept one bid.
- Determine to negotiate with one bid.
- Ask multiple bidders to provide highest and final Round 2 offer by **August 14, 2024 at 9 AM CST.**
- Reject all bids and retain ownership if **minimum bid of \$650,000 is not met.**

### Terms

Ten percent of the purchase price required from successful bidder as earnest money. Buyer(s) 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

Seller desires to close on or before October 31st, 2024.

### Conditions

This sale is subject to all easements, leases and any other restrictions of record. **Buyer(s) have inspected the property and understand they are purchasing the property "as-is, where-is".** Any expenses post-closing are solely the responsibility of the Buyer(s).

### Agency Disclaimer

Growthland and their associates are agents of the Seller.



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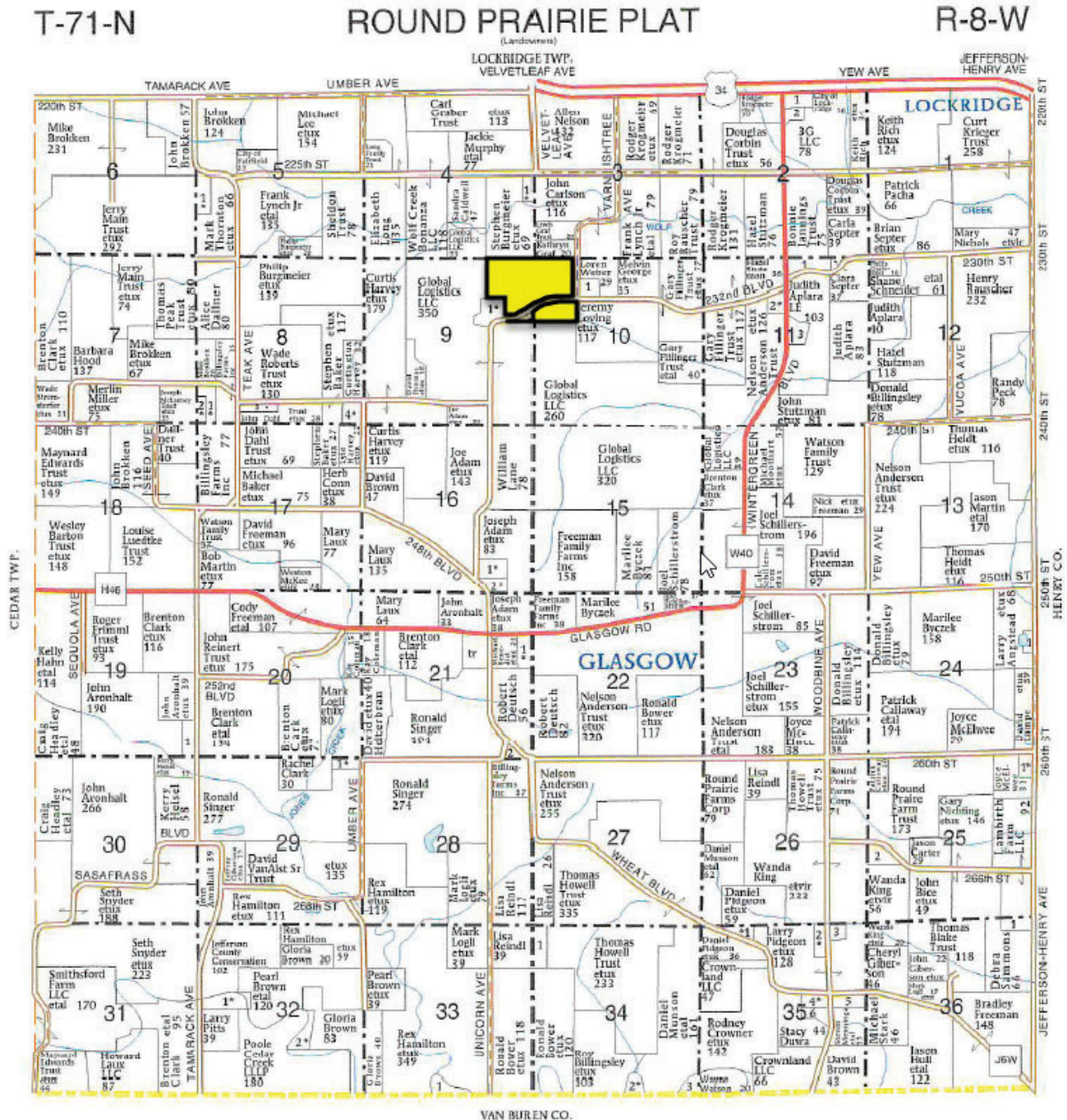
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## Plat Map

### Jefferson County, IA

### 107 Acres M/L



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## Property Details

### Legal Description

The NE1/4 NE1/4; part of the SE1/4 NE1/4 of Section 9, Township 71 North, Range 08 West AND NW1/4 NW1/4; part of the SW1/4 NW1/4 of Section 10, Township 71 North, Range 08 West, Jefferson County, Iowa.  
Exact legal to come from abstract.

**Township:** Round Prairie

### Location

Located 1.5 miles southwest of Lockridge. Access to the main part of the farm is from the south, along 232nd BLVD, or the east along Varnistree Ave.  
Swine Facility: 3099 232nd BLVD, Lockridge, IA 52635

### Farm Lease

The subject property is rented for the 2024 crop year, with the current owners retaining 100% of the lease income for 2024. Contact the agent for details. The lease for 2025 will be terminated.

### Acreage Breakdown:

**Taxable Acres:** 105.00  
**FSA Tillable Acres:** 51.74  
**FSA Farmland Acres:** 108.1

**Soil Productivity:** Tillable CSR2: 55.9

**Property Taxes:** \$4,182.00

**Parcel Numbers:**

1209200002	1210100002
1210100001	1209200011
1210100002	1210100005

**School District:** Fairfield Community School

**FSA Farm Base Acres:**

<b>Corn Base Acres:</b>	31.10
<b>Corn PLC Yield:</b>	94
<b>Soybean Base Acres:</b>	14.90
<b>Soybean PLC Yield:</b>	38

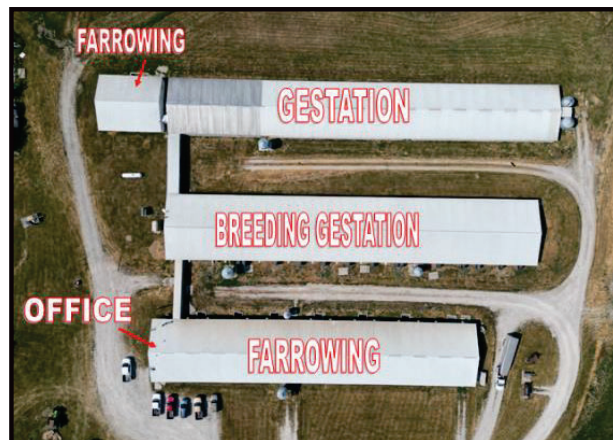
### Comments:

Growthland is pleased to present for sale a unique Jefferson County combination farm with significant income potential.

## Swine Facility Details

Jefferson County, IA  
107 Acres M/L

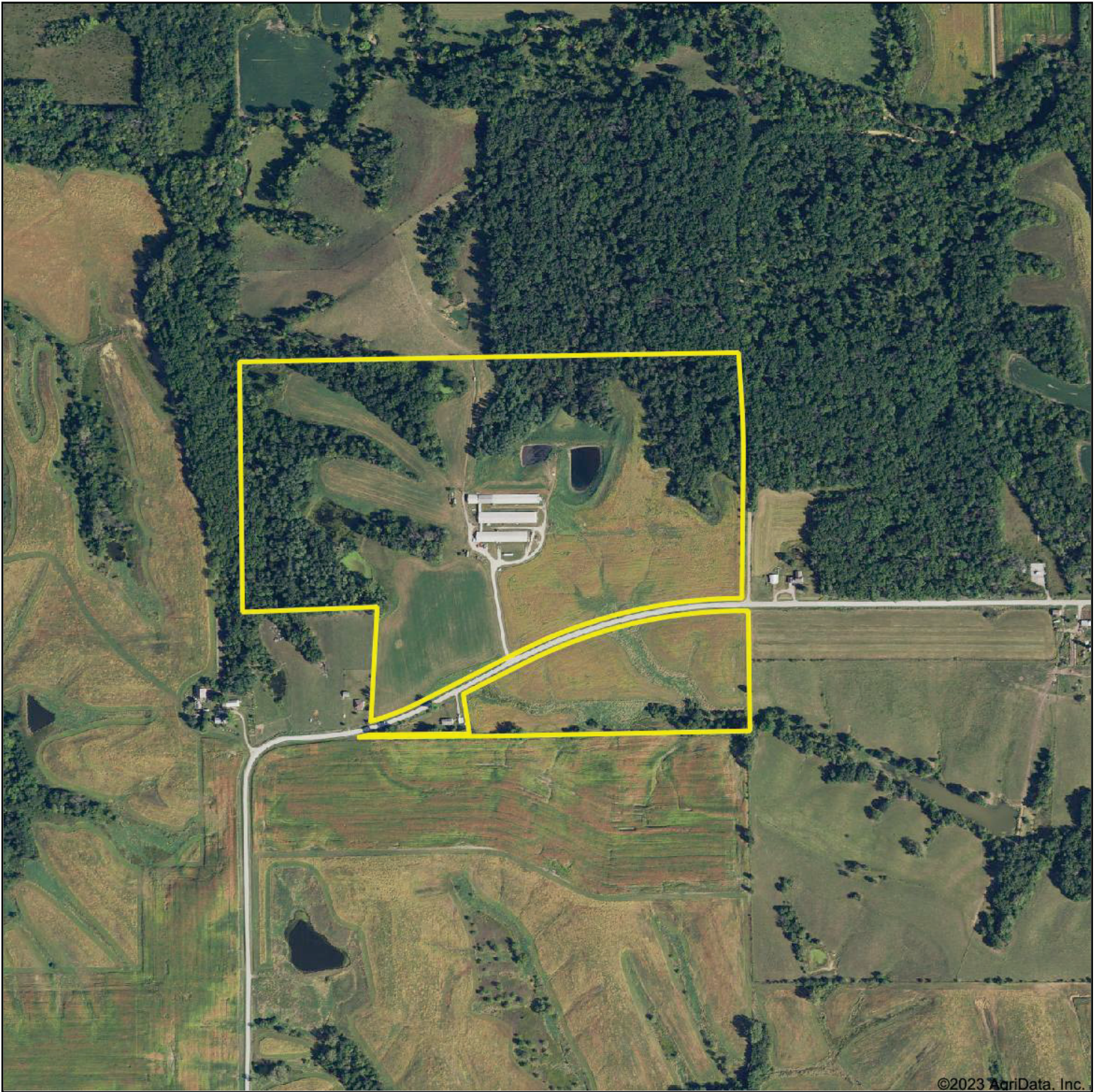
Site Overview							
<b>Building Type:</b>	Farrowing			Breeding Gestation			Gestation
<b>Number:</b>	1	1A	1B	1			1
<b>Dimensions:</b>	48' x 240'	44' x 52' ID	52' x 300'			44' x 317'	
<b>Year Built:</b>	1978	1978	1974			1974	
<b>Number of Rooms:</b>	12	2	1	1	1	1	1
<b>Room Dimensions:</b>	(5) 13' x 45' ID (7) 21' x 45' ID	21' x 49' ID	21' x 47' ID	21' x 47' ID	50' x 140' ID	50' x 110' ID	43' x 316' ID
<b>Pig Spaces:</b>	171	36	18	50	464	270	745
<b>Pens per Room:</b>	9 - 5'x 7' FR Crates 18 - 5'x7' FR Crates	18- 5' x 7' FR Crates	18- 5' x 7' FR Crates	(50) 20"x7' Stalls	(164)20"x7' Stalls (300) 22"x7' Stalls	(255)20"x7' Stalls (5) Pens	(76) Pens
<b>Pit Depth:</b>	Deep Pit	Deep Pit	Pull Plug	Pull Plug	Pull Plug	Pull Plug	Flush Gutters
<b>Ventilation:</b>	Power	Power	Power	Power	Cross Vent Power	Cross Vent Power	Natural
<b>Ventilation Controller:</b>	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	Phason/ T Stats	T/Stats
<b>Emergency System(s):</b>	Katolight 250KW Site Generator/Agri Alert Alarm System						
<b>Ceiling:</b>	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Painted Steel	Aluminum/ Plastic
<b>Flooring:</b>	Poly Floor	Poly Floor	Poly Floor	Concrete & Slat	Concrete Slat	Concrete Slat	Concrete
<b>Feed System:</b>	Hand	Hand	Hand	Hand	Flex to Sow Drop	Flex to Sow Drop	Hand
<b>Feeders:</b>	SS Sow Fdr	SS Sow Fdr	SS Sow Fdr	SS Trough	SS Trough	SS Trough	Floor
<b>Waterers:</b>	SS Nipple	SS Nipple	SS Nipple	SS Trough	SS Trough	SS Trough	SS Nipple
<b>Load Out:</b>	Enclosed Attached						
<b>Office:</b>	Biosecure Entrance with Office, Shower, Breakroom, Workroom, Laundry - 17' x 48'						



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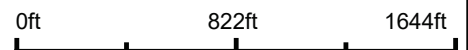
# Aerial Map



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Boundary Center: 40.970565, -91.775339



**10-71N-8W**  
**Jefferson County**  
**Iowa**



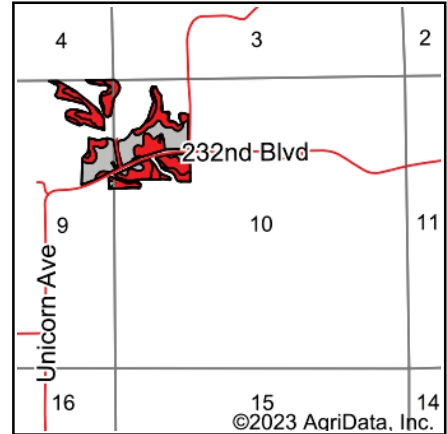
Maps Provided By:



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## Tillable Soils Map



State: **Iowa**  
 County: **Jefferson**  
 Location: **10-71N-8W**  
 Township: **Round Prairie**  
 Acres: **51.75**

# Growthland

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA101, Soil Area Version: 30					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
131B	Pershing silt loam, 2 to 5 percent slopes	18.61	36.0%		70
S132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	12.90	24.9%		59
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	10.96	21.2%		62
S795D2	Ashgrove silty clay loam, 9 to 14 percent slopes, moderately eroded	6.13	11.8%		7
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.33	2.6%		45
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately erod	1.07	2.1%		21
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	0.75	1.4%		29
				<b>Weighted Average</b>	<b>55.9</b>

\*\*IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.

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**Wetland Determination Identifiers**

- Non-Cropland
- CRP
- Iowa PLSS
- Restricted Use
- Tract Boundary
- Iowa Roads

- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 51.74 acres

2024 Program Year  
Map Created March 27, 2024

**Farm 1228**  
**Tract 1510**

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USDA is an equal opportunity provider, employer, and lender.





## *Property Photos*

Jefferson County, IA

107 Acres M/L



Southeast corner looking northwest



Southwest corner looking northeast

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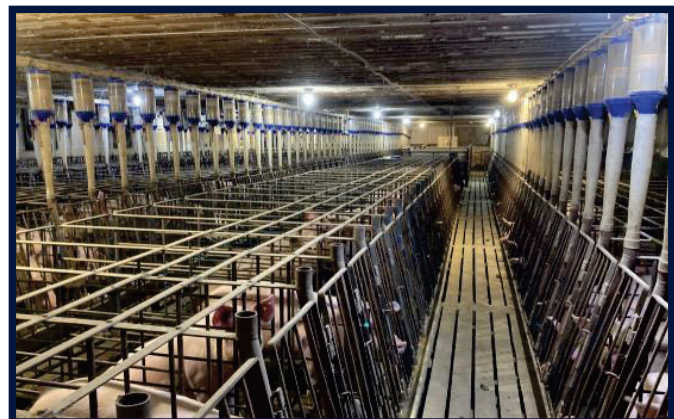
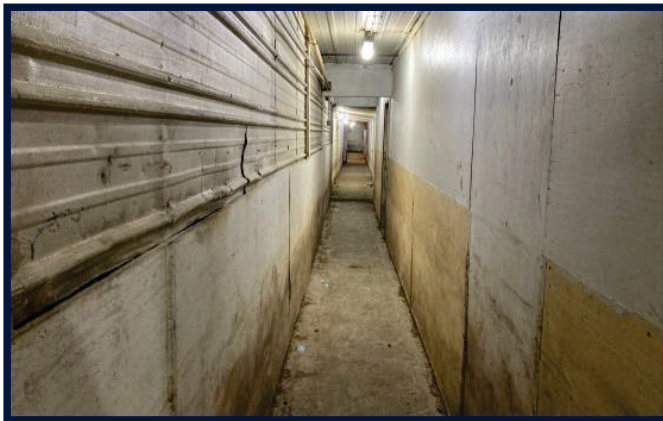
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