

Growthland

Appraisals, Management, Brokerage, & Advising



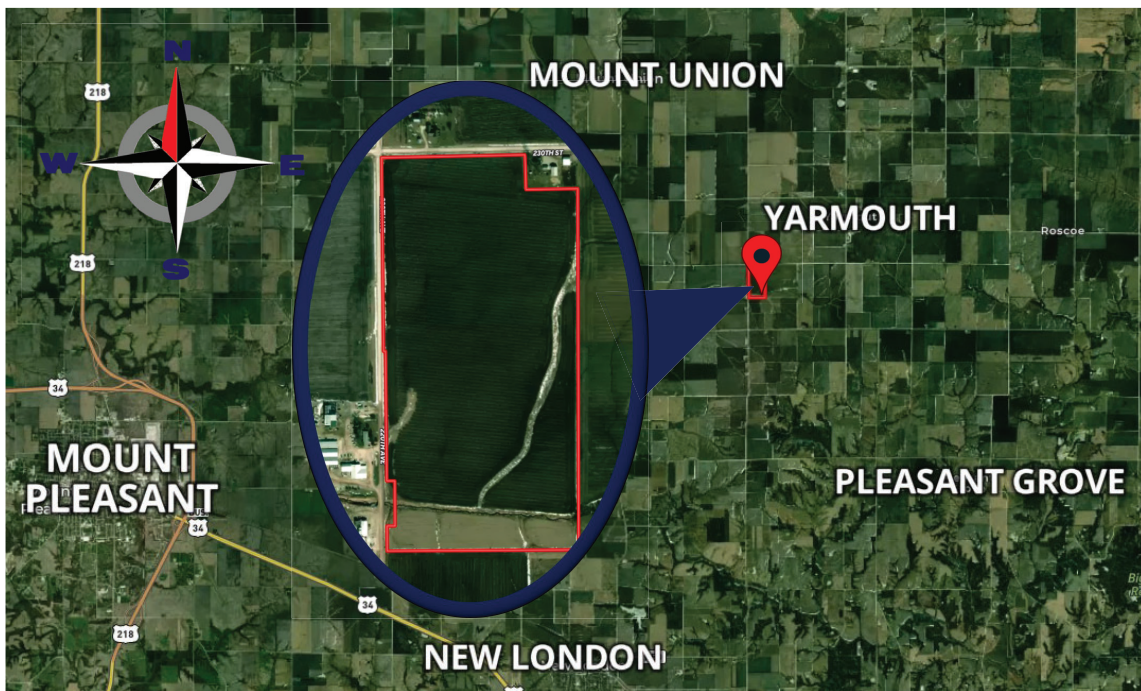
Offers Due by
Tuesday, March 25th
at 12:00 PM NOON CST

See page 2 for submission process

FARMLAND
AVAILABLE FOR BID

Des Moines County, IA
75 Acres M/L; 89.5 Tillable CSR2

Marjorie R McDowell
Estate



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Offer Submission Process

Des Moines County, IA
75 Acres M/L; 89.5 Tillable CSR2

Offer Process

- Prospects will submit offers via customized bid form by **Tuesday, March 25th, 2025 at 12 PM NOON CST. Ask Agent for bid form.**

Seller Options

Round One Bidding Process:

- Prospects will submit a bid **by Tuesday, March 25th, 2025 at 12 PM NOON CST. Ask Agent for bid form.**
- Cash offers with minimal contingencies
- Accepting property "as is", "where-is"

Seller Options After Round One:

- Accept one bid
- Negotiate with one bid
- Reject all bids and retain ownership
- Ask bidders to proceed to a highest and final offer (Round Two).

Round Two Bidding Process:

The highest bid will be disclosed to the remaining bidders.

- Bidders will be asked to submit highest and final bid **by Wednesday, March 26th, 2025 at 12 PM NOON CST**
- Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **March 26th, 2025, at 5 PM CST.**

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

Ideally close within 30 days of final offer date.

Conditions

This sale is subject to all easements, leases and any other restrictions of record. Buyer(s) understand they are purchasing the property "as-is, where-is" unless specifically noted in offer. Any expenses post-closing are solely the responsibility of the Buyer(s). Farm is rented for the 2025 crop season. Buyer to retain 100% of rental income.

Agency Disclaimer

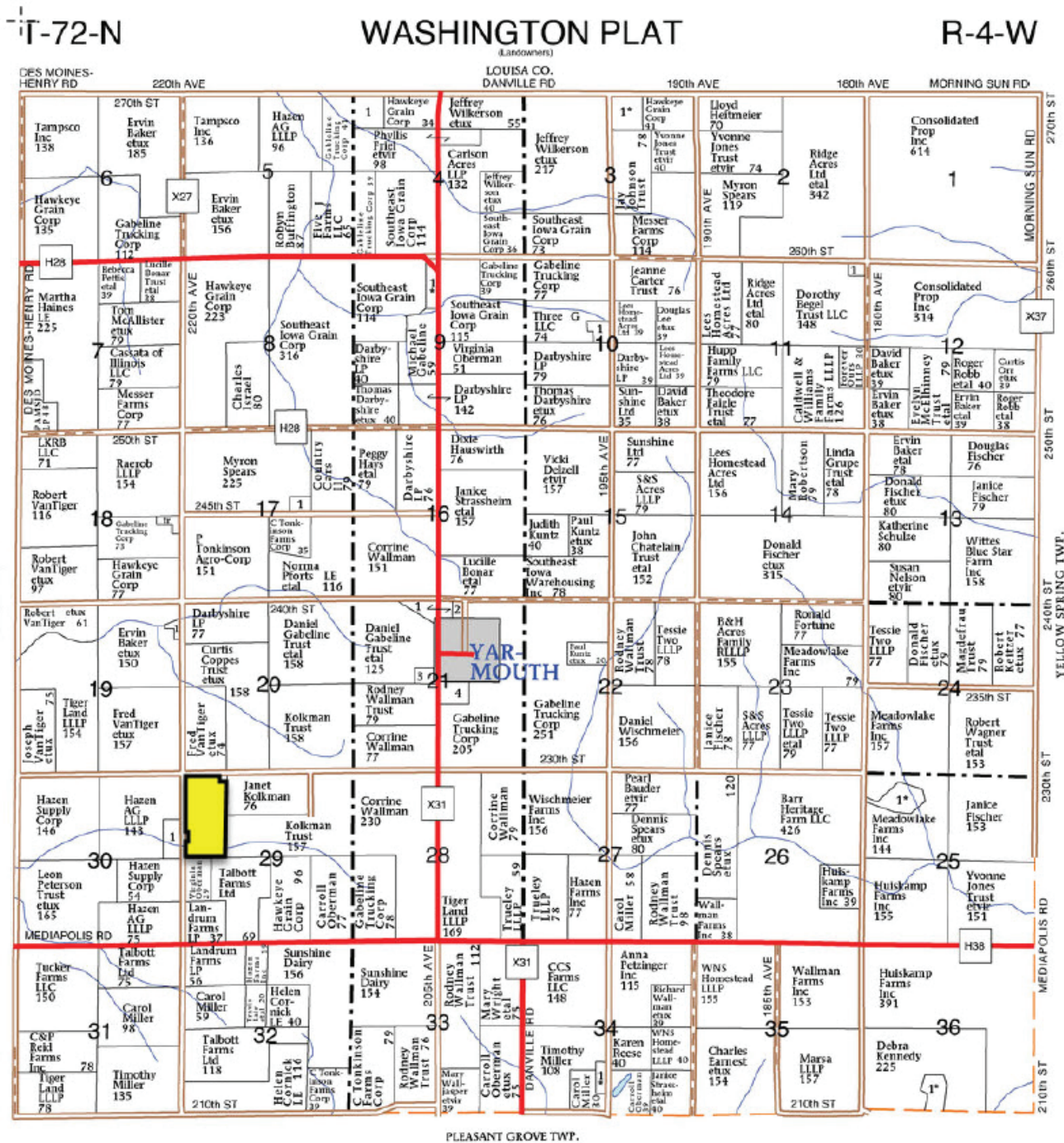
Growthland and their associates are agents of the Seller.

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Plat Map

Des Moines County, IA
75 Acres M/L; 89.5 Tillable CSR2



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Property Details

Des Moines County, IA
75 Acres M/L; 89.5 Tillable CSR2

Legal Description

Part of the W1/2 of the NE1/4 of Section 29, Township 72 North, Range 4 West, 5th P.M., in Des Moines County, Iowa

Township: Washington

Location

Located approximately 10 miles west of Highway 61 and 10 miles north of Highway 34, this property is near Mount Pleasant, New London, Mount Union, Yarmouth, and Pleasant Grove, all within 10 miles. It is bordered to the north by 230th Street and to the west by 220th Avenue.

Acreage Breakdown:

Taxable Acres: 75.10
Tillable Acres: 74.36
FSA Acres: 75.99

Soil Productivity: **Tillable CSR2:** 89.5

Property Taxes: \$2,962.00

Parcel Numbers: 01-29-100-003
01-29-100-005

School District: Yarmouth School District

FSA Farm Base Acres: **Corn Base Acres:** 40.90
Corn PLC Yield: 181
Soybean Base Acres: 33.30
Soybean PLC Yield: 51

Comments:

Unlock the potential of this 75 Acre m/l prime cropland in Des Moines County, Iowa! Featuring highly productive soils with a CSR2 rating of 89.5, this farm is ideal for row crop production. Conveniently located near Yarmouth with good access, this property has well-drained land and a strong yield history. Whether expanding your operation or investing in Iowa farmland, this is a premium opportunity in a sought-after agricultural region!

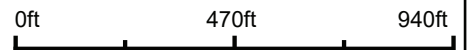
Aerial Map



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Boundary Center: 41° 0' 45.2, -91° 21' 0.1



29-72N-4W
Des Moines County
Iowa

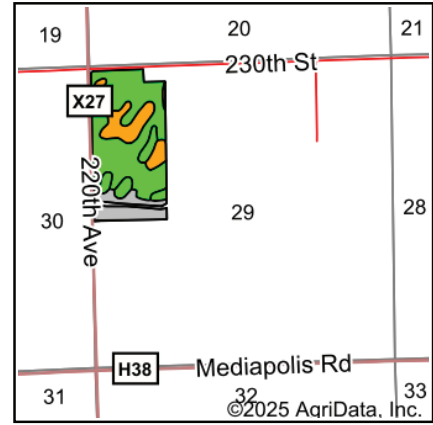


Maps Provided By:



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Soils Map



State: **Iowa**
 County: **Des Moines**
 Location: **29-72N-4W**
 Township: **Washington**
 Acres: **74.34**





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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA057, Soil Area Version: 29					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
280	Mahaska silty clay loam, 0 to 2 percent slopes	44.29	59.6%		94
279	Taintor silty clay loam, 0 to 2 percent slopes	12.84	17.3%		83
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.94	14.7%		78
281B	Otley silty clay loam, 2 to 5 percent slopes	6.27	8.4%		91
Weighted Average					89.5

**IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.

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- Legend**
- Non-Cropland
 - CRP
 - Iowa PLSS
 - Cropland
 - Tract Boundary
 - Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 74.36 acres

2024 Program Year

Map Created March 07, 2024

Farm **5525**

Tract **222**

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



Property Photos

Des Moines County, IA
75 Acres M/L; 89.5 Tillable CSR2



View from the northeast looking southwest



View from the northwest looking southeast



Property Photos

Des Moines County, IA
75 Acres M/L; 89.5 Tillable CSR2



View from the southeast looking northwest



View from the southwest looking northeast