

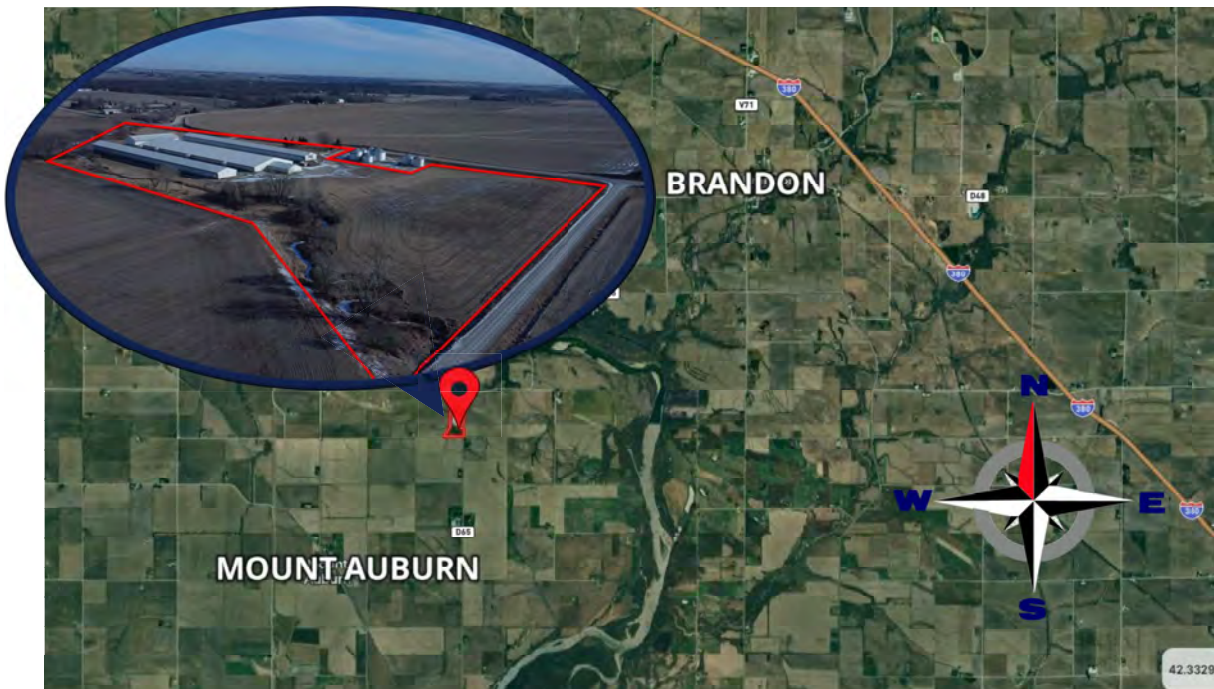
**Endless
Possibilities!**

**PROPERTY
FOR SALE**

Farmtastic 3, LLC

**Benton County, IA
Buildings & 30 Acres M/L**

\$549,000



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

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Property Details

Benton County, IA
Buildings & 30 Acres M/L

Address

5141 & 5143 22nd Ave, Mt Auburn, IA 52313

Township:

Cedar

Location

This facility is located 22 minutes from Waterloo/Cedar Falls metro and 26 miles from the Cedar Rapids metro area just 6 miles from the Avenue of the Saints. Located 6 miles southwest of Brandon and Interstate 380, and 3 miles northeast of Mt. Auburn.

Located on hard surfaced road!

Acreage Breakdown:

Taxable Acres: 30.02

Tillable Acres: 9.00

Soil Productivity:

Tillable CSR2: 55.8

Property Taxes:

\$3,618.00

Parcel Numbers:

39015210

39015230

39027800

School District:

Vinton-Shellsburg

Comments:

Hay field is currently rented. Lease can be renewed or terminated. Rent for 2025 will be prorated to date of closing. Currently used as a storage facility, however many possibilities including manufacturing, vertical farming and much more! Potential site for new dwelling construction. Opportunities are endless! Sellers may possibly consider a lease or contract sale.



Property Details

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Buildings & 30 Acres M/L

Site Overview

Site Overview					
Building Type:	Steel Utility Building	Steel Utility Building	Egg Layering	Egg Layering	Egg Layering
Year Built:	1983	1983	1984	1999	2008
Size:	50'x 88'	14' x 16'	55' x 582'	49' x 568'	140' x 500'
Ceiling Height:	24'				10'
Current Use:	Clean and empty	Electrical Building	Empty/Not yet refurbished	Empty/Not yet refurbished	Cleaned and open for storage. divided room
Electrical:	Large electrical power supply (3-phase power)				
Septic:	No Septic on site				
Potential Uses:	Manufacturing, Vertical farming, storage, or agricultural operations				
Easements:	Existing Easement for Driveway to adjoining bin site				
Comments:	Concrete floors throughout, 2 loading docks on south end of 2008 building and 2-35,000 sq feet concrete bays of open area.				



Aerial Map



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Boundary Center: 42.278318, -92.066771

0ft 357ft 714ft

12-86N-11W
Benton County
Iowa



Maps Provided By:



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1/26/2025

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Appraisals, Management, Brokerage, & Advising

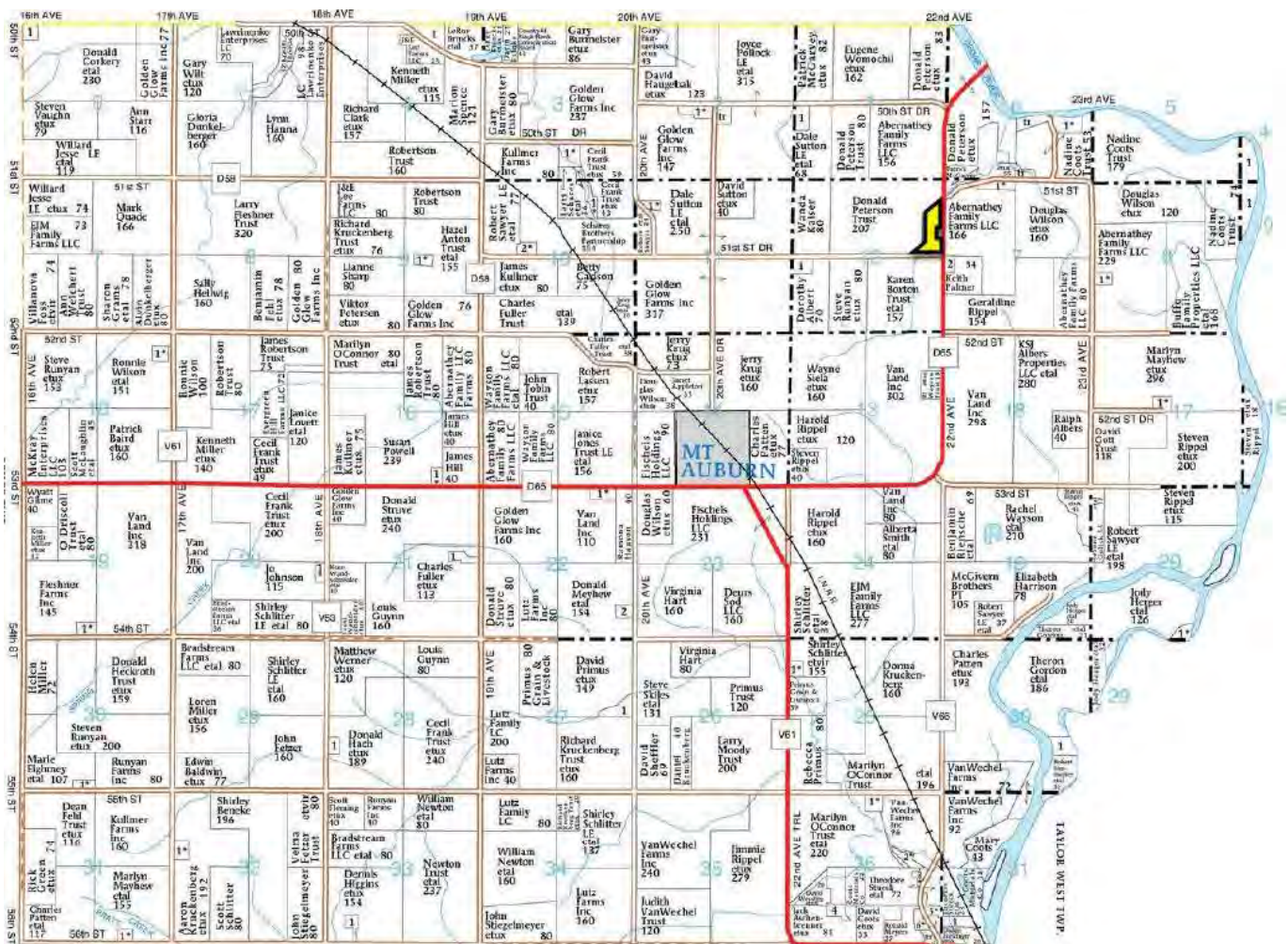
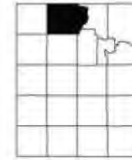
Plat Map

Benton County, IA Buildings & 30 Acres M/L

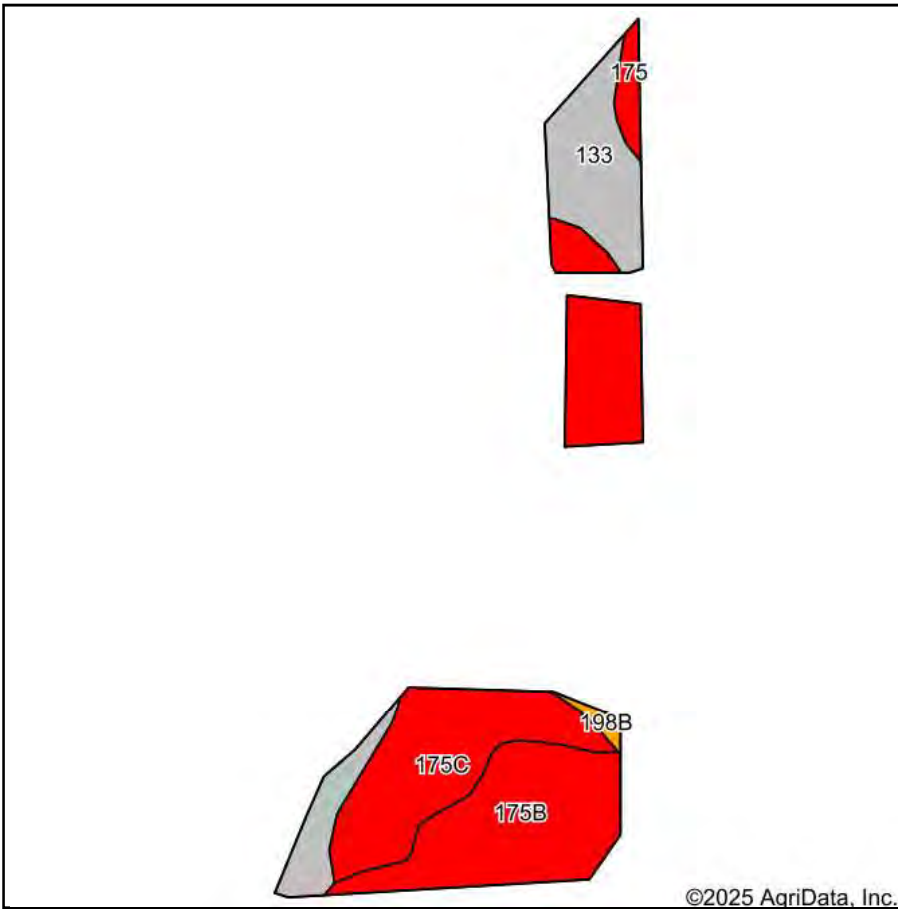
T-86-N

CEDAR PLAT
(Landowners)

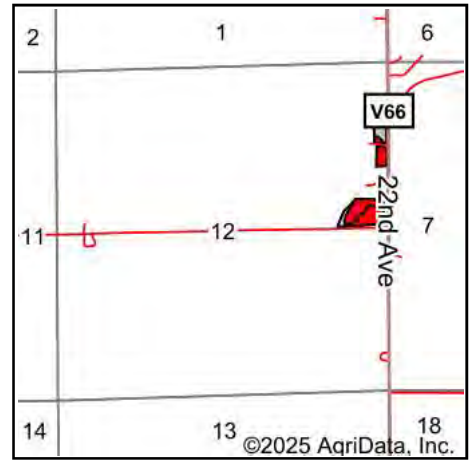
R-10-11-W



Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Benton**
 Location: **12-86N-11W**
 Township: **Cedar**
 Acres: **9**
 Date: **1/26/2025**

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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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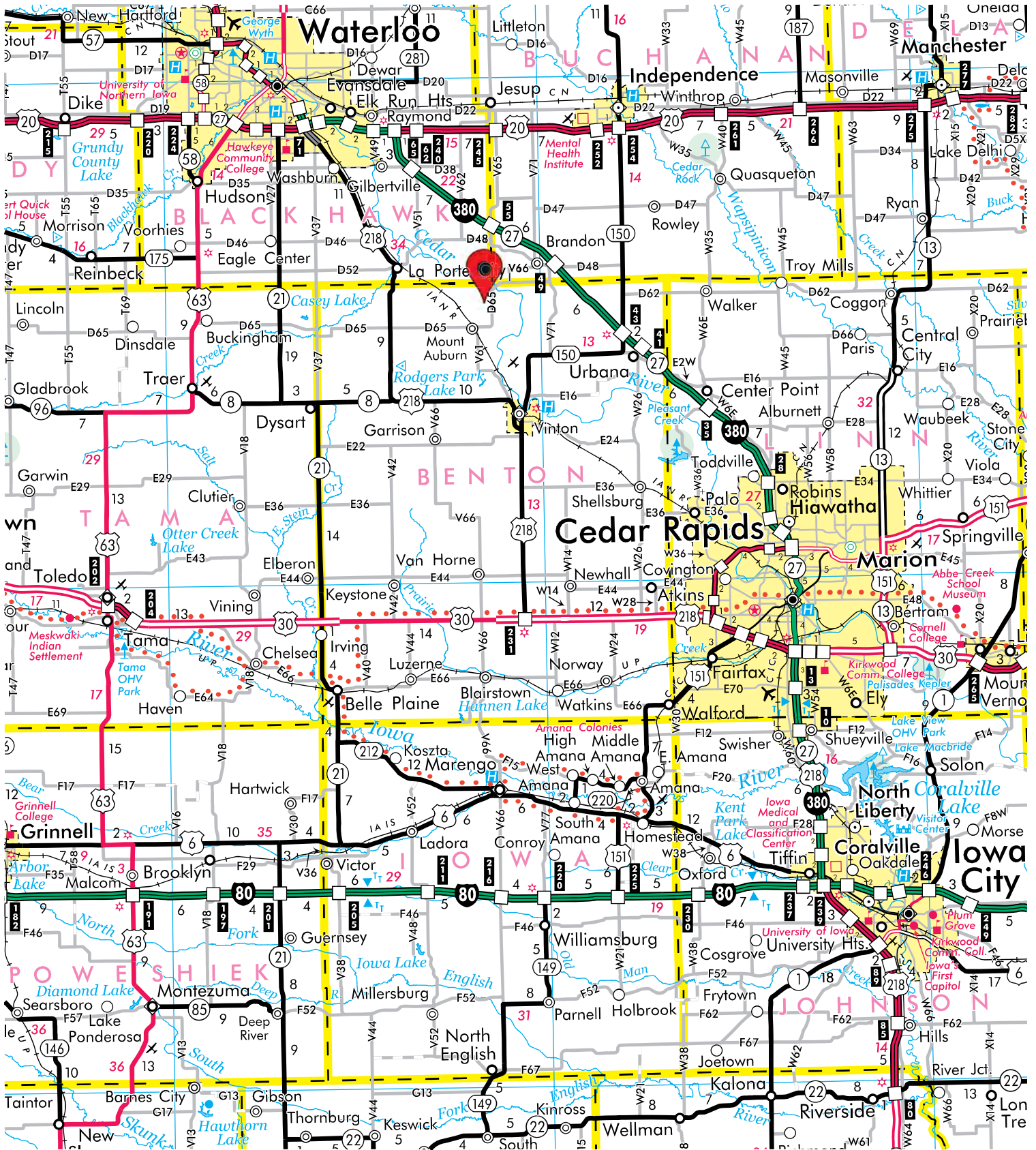
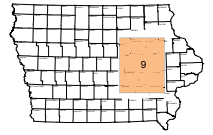
Area Symbol: IA011, Soil Area Version: 27					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.07	45.3%		50
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.46	27.3%		45
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.10	23.3%		78
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.26	2.9%		55
198B	Floyd loam, 1 to 4 percent slopes	0.11	1.2%		89
Weighted Average					55.8

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

Iowa Transportation Map



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Property Photos

Benton County, IA
Buildings & 30 Acres M/L



View from the southwest looking northeast

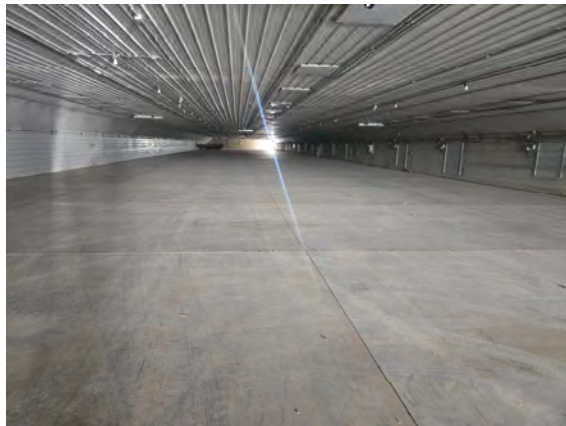


View from the northeast looking southwest



Property Photos

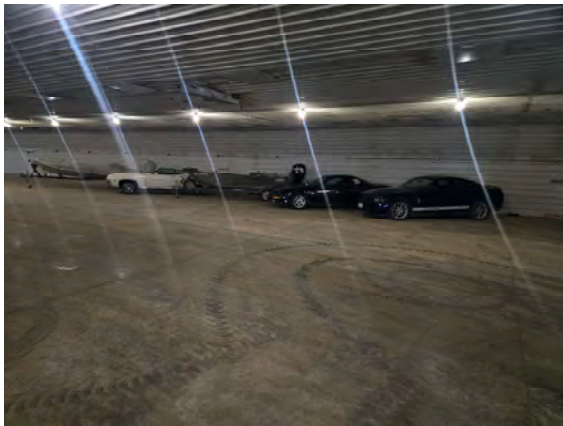
Benton County, IA
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Interior



Interior



Interior



Interior



Exterior view looking north



50 x 88 Shed