



AGRI • MANAGEMENT S E R V I C E S

Linn County, IA
146 Acres M/L
\$1,645,157 (\$11,268/A)

Farms For Sale

Location: Located one mile west of Springville, Iowa. A convenient 10 minute drive from Marion. Bordered to the south by Highway 151 and to the west by Stone Road.

Acreage Breakdown:

Taxable: 145.43 Acres M/L

Tillable: 79.67 Acres M/L

CRP: 26.71 A M/L

Timber: 28.74 A M/L

Tillable Acres Soil Productivity:

CSR2: 85.9

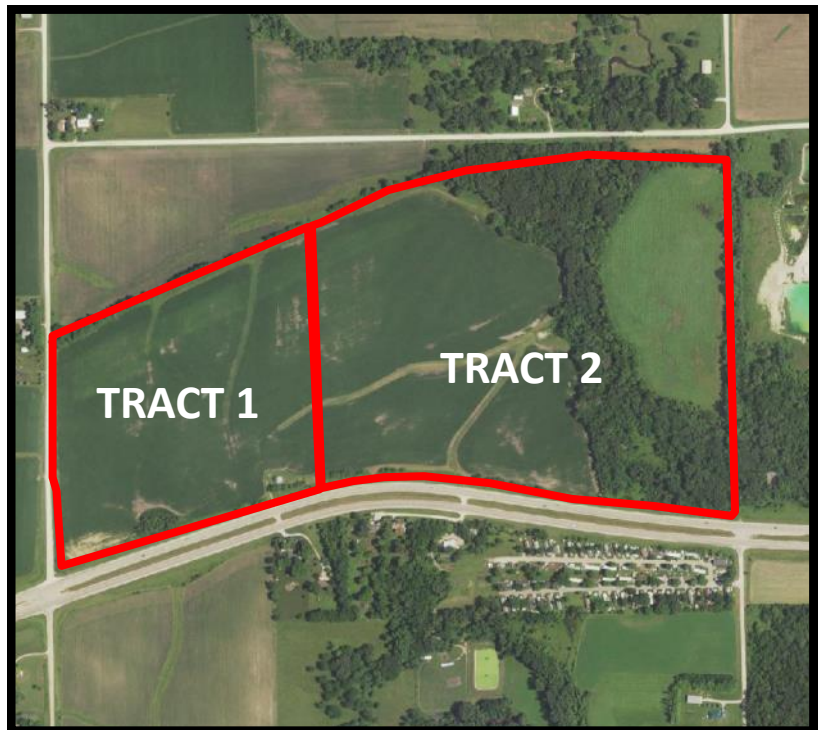
Property Taxes: \$4,616.00

School District: Springville School District

Conservation Reserve Program (CRP): Annual contract rate of \$7,470 expires September 2025.

Comments: This is an opportunity to purchase a Linn County farm with a high CSR on tillable acres, timber for recreational uses and a location that has the potential for development in the future. These are two separate tracts owned by different owners. One of the owners is currently the farm operator of both parcels. A leaseback to the current operator is an option, but not required. **Call John Airy at 319-350-0474 to present you as a Buyer's Agent.**

Possession: Date of closing. **Buyer must cooperate with the seller to conduct a 1031 exchange.**



Agri Management Services

Appraisals

Farm Management

Real Estate Sales

5475 Dyer Avenue, Suite 141
Marion, IA 52302
319-377-1143

John Airy; licensed in IA
john@agri-management.com



AGRI • MANAGEMENT S E R V I C E S

Linn County, IA
49 Acres M/L
\$649,250 (\$13,250/A)

Tract 1

Location: Located one mile west of Springville, Iowa. A convenient 10 minute drive from Marion. Bordered to the south by Highway 151 and to the west by Stone Road.

Acreage Breakdown:
 Tillable: 39.4 Acres M/L
 CRP: 6.67 Acres M/L

Tillable Acres Soil Productivity:
 CSR2: 85.9

Property Taxes: \$2,014.00

Comments: This is a highly productive Linn County farm with an excellent location on Highway 151. There is a sale leaseback opportunity. The parcel east of this tract is also available for purchase allowing for an opportunity to own a large contiguous tract. **See page 3 for details.**

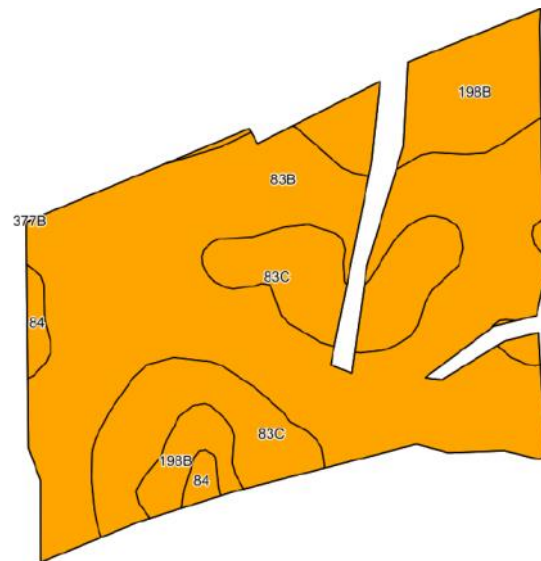
Possession: Date of closing. **Buyer must cooperate with a the seller to conduct a 1031 exchange.**

Conservation Reserve Program (CRP): Annual contract rate of \$1,723 expires September 2025.

Aerial Map



Tillable Soil Map—CSR2



Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
83B	Kenyon loam, 2 to 5 percent slopes	24.74	62.6%		90
83C	Kenyon loam, 5 to 9 percent slopes	8.15	20.6%		85
198B	Floyd loam, 1 to 4 percent slopes	5.88	14.9%		89
84	Clyde silty clay loam, 0 to 3 percent slopes	0.73	1.8%		88
Weighted Average					88.8



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



AGRI • MANAGEMENT S E R V I C E S

Linn County, IA
96.69 Acres M/L
\$995,907 (\$10,300/A)

Tract 2

Location: Located one mile west of Springville, Iowa. A convenient 10 minute drive from Marion. Bordered to the south by Highway 151. Currently accessed by easement through parcel located to the west.

Acreage Breakdown:

Taxable: 96.69 Acres M/L
 Tillable: 40.27 Acres M/L
 CRP: 20.08 Acres M/L
 Timber: 28.74 Acres M/L

Tillable Acres Soil Productivity:

CSR2: 83.3

Property Taxes: \$2,602

Possession: Date of closing. Subject to farm lease to be assigned at close.

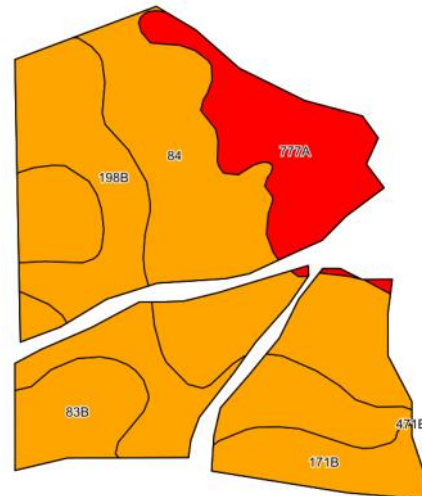
Conservation Reserve Program (CRP): Annual contract rate of \$5,747 expires September 2025.

Comments: This Linn County farm has productive tillable acres along with CRP income and timber with recreational possibilities. It has an excellent location along Highway 151. The current operator would consider continuing leasing from new owner if desired. The tract west of this tract is also available for purchase allowing for an opportunity to purchase a large contiguous tract. **This property is currently listed by another agent. Call John at 319-350-0474 to represent you as a Buyer's Agent!**

Aerial Map



Tillable Soil Map—CSR2



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Code	Soil Description	Acres	% of field	CSR2 Legend	CSR2
84	Clyde silty clay loam, 0 to 3 percent slopes	13.47	33.4%	Orange	88
198B	Floyd loam, 1 to 4 percent slopes	12.00	29.8%	Orange	89
777A	Wapsie loam, 0 to 2 percent slopes	6.16	15.3%	Red	55
83B	Kenyon loam, 2 to 5 percent slopes	5.63	14.0%	Orange	90
171B	Bassett loam, 2 to 5 percent slopes	3.01	7.5%	Orange	85
				Weighted Average	83.3



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