



# AGRI • MANAGEMENT S E R V I C E S

## Farmland Auction Jones County 115 Acres M/L

September 29, 2021 at 10 am  
Sally's On Broadway  
263 Broadway St  
Springville, IA 52336



- Sale Method:** This property will be offered at public auction. Bidding available in person and online. Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price.
- The farmland will be offered as one tract on a 115 acres more or less basis
  - Sellers reserve the right to refuse any or all bids.
- Description:** 115 acres m/l of Jones County farmland located in Sections 28 and 33 of Greenfield Township.
- Terms:** Ten percent of the purchase price required on the day of the sale. Buyers 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.
- Conditions:** This sale is subject to all easements, leases and any other restrictions of record. Farm is sold in "as-is, where-is" condition. Seller to retain all of 2021 rental income. Current lease will be terminated. This farm is available for 2022 crop season.
- Agency:** Agri Management Services and their associates are Agents of the Seller.
- Auctioneer:** John Airy

### Agri Management Services

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

### Appraisals

John Airy, Licensed in IA  
john@agri-management.com

### Farm Management

### Real Estate Sales

Richard Isaacson, Licensed in IA  
richard@agri-management.com

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.



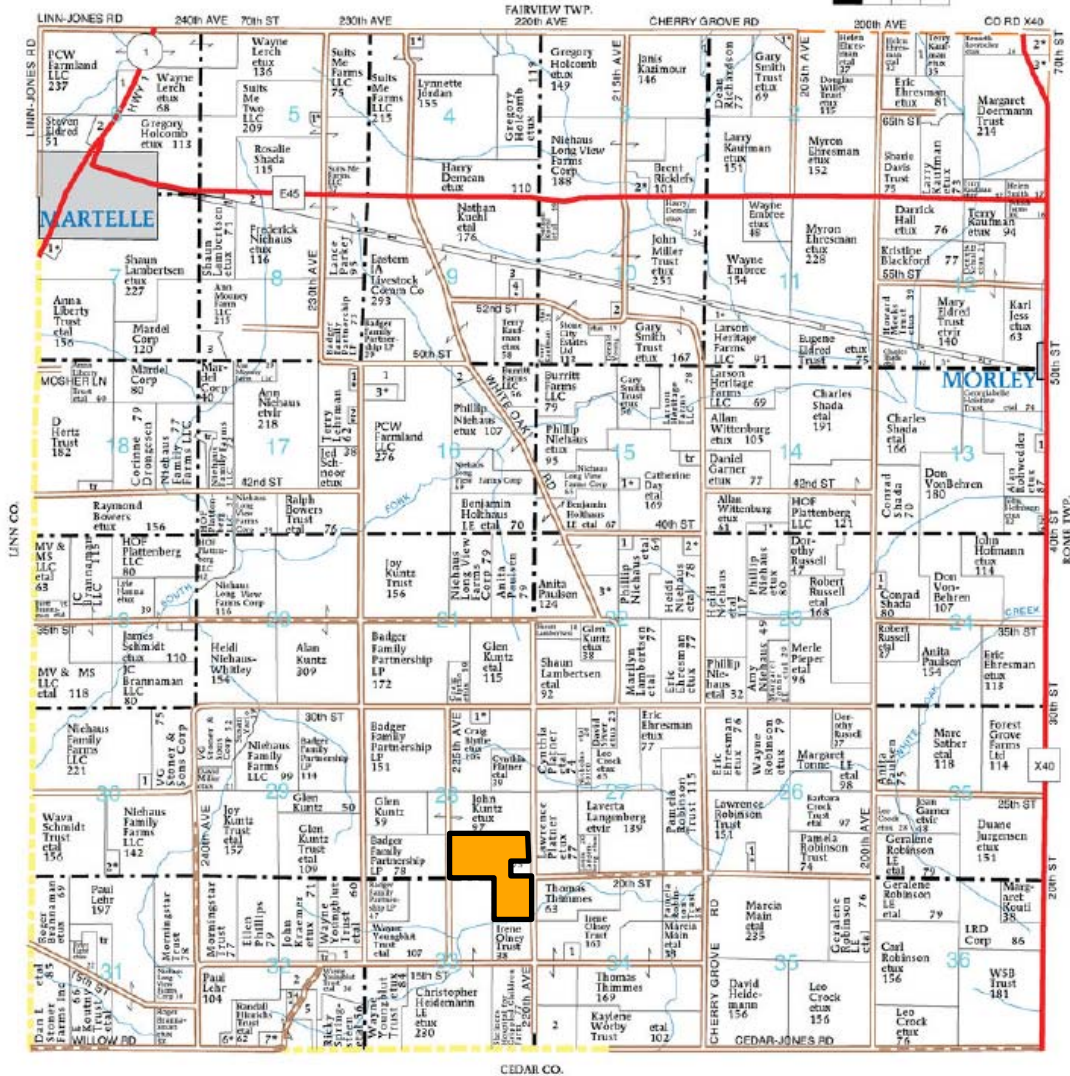
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T-83-N

## GREENFIELD PLAT

(Landowner)

R-4-W



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## Farm Information 115 Acres M/L



<b>Location:</b>	Centrally located six miles from Martelle, Lisbon, Mechanicsville and Highway 30. Bordered to the east by 220th Ave.
<b>Acreage Breakdown:</b>	Total Acres: 115 A M/L Cropland Acres: 113.66 A M/L
<b>Soil Productivity:</b>	CSR2: 73.1
<b>Taxes:</b>	\$4,514.00
<b>School District:</b>	Lisbon School District
<b>FSA Farm Base Acres:</b>	Corn Base Acres: 79.56 Corn PLC Yield: 188 Soybeans Base Acres: 31.48 Soybeans PLC Yield: 50
<b>Comments:</b>	A nice, almost 100% tillable Jones County farm. Strong PLC yield history shows the farm is in high state of productivity.





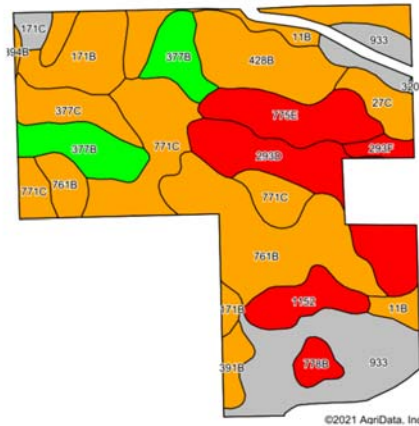
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## Soil Maps

Cropland Aerial Map



Cropland Soil Map CSR2



Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
761B	Franklin silt loam, 1 to 4 percent slopes	16.15	14.8%		85
933	Sawmill silty clay loam, shallow loess, 0 to 2 percent slopes, occasionally flooded	15.69	14.4%		78
771C	Waubeek silt loam, 5 to 9 percent slopes	12.46	11.4%		85
293D	Chelsea-Fayette-Lamont complex, 9 to 14 percent slopes	10.28	9.4%		25
377B	Dinsdale silt loam, 2 to 5 percent slopes	8.36	7.7%		95
428B	Ely silty clay loam, 2 to 5 percent slopes	8.32	7.6%		88
11B	Colo-Ely complex, 0 to 5 percent slopes	7.78	7.1%		86
775E	Billett sandy loam, 14 to 20 percent slopes	6.97	6.4%		24
171B	Bassett loam, 2 to 5 percent slopes	6.62	6.1%		85
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.06	3.7%		54
377C	Dinsdale silt loam, 5 to 9 percent slopes	3.92	3.6%		88
27C	Terril loam, 5 to 9 percent slopes	2.76	2.5%		81
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.73	1.6%		87
778B	Sattre loam, 2 to 5 percent slopes	1.62	1.5%		52
293F	Chelsea-Fayette-Lamont complex, 14 to 25 percent slopes	1.18	1.1%		13
171C	Bassett loam, 5 to 9 percent slopes	1.10	1.0%		80
394B	Ostrander loam, 2 to 5 percent slopes	0.24	0.2%		88
<b>Weighted Average</b>					<b>73.1</b>



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