

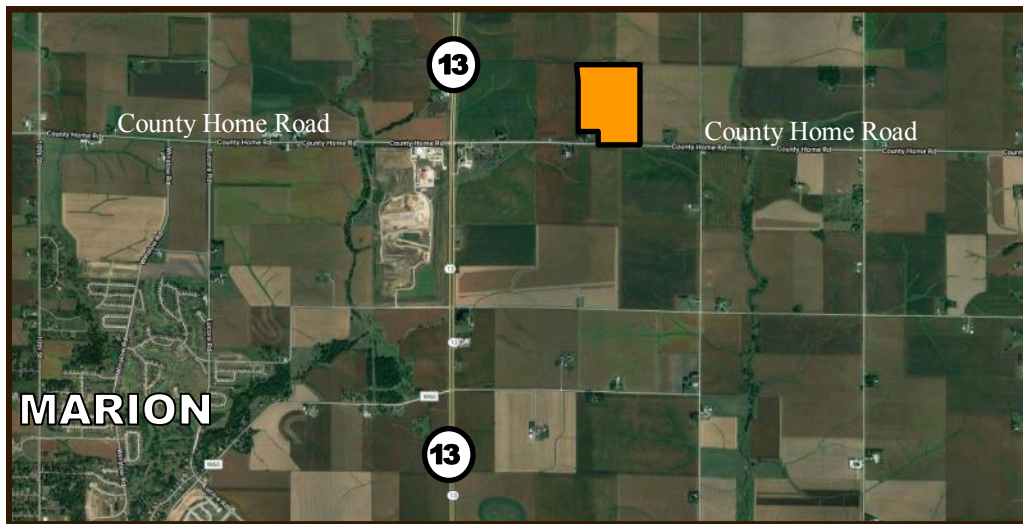


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Linn County, IA
122 Acres M/L
Sold for \$1,793,400
\$14,700/Acre

Farmland Auction

Wednesday, November 14, 10 AM
Marion Columbus Club
5650 Kacena Ave, Marion, Iowa



- Sale Method:** This property will be offered at public auction. Bids will be dollars per acre and will be multiplied by the number of total acres to determine the total sales price. Sellers reserve the right to refuse any or all bids.
- Seller:** Mary Barron & Clark White
- Description:** 122 acres m/l of highly productive Linn County farmland located in Section 10 of Marion East Township. Has 121.86 tillable acres. Great location on County Home Road. Two miles north of Marion. Includes a machine shed and grain bin.
- Terms:** Ten percent of the purchase price required on the day of the sale. Buyer 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. Farms are sold in "as is" condition. Farm is open for 2019 growing season. Field possession after harvest of 2018 crop.
- Closing:** Seller is willing to cooperate with a 1031 exchange, but prefers to close prior to December 31, 2018.
- Agency:** Agri Management Services and their associates are Agents of the Seller.

Agri Management Services

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Appraisals

Richard Isaacson
Ben Isaacson
John Airy

Farm Management

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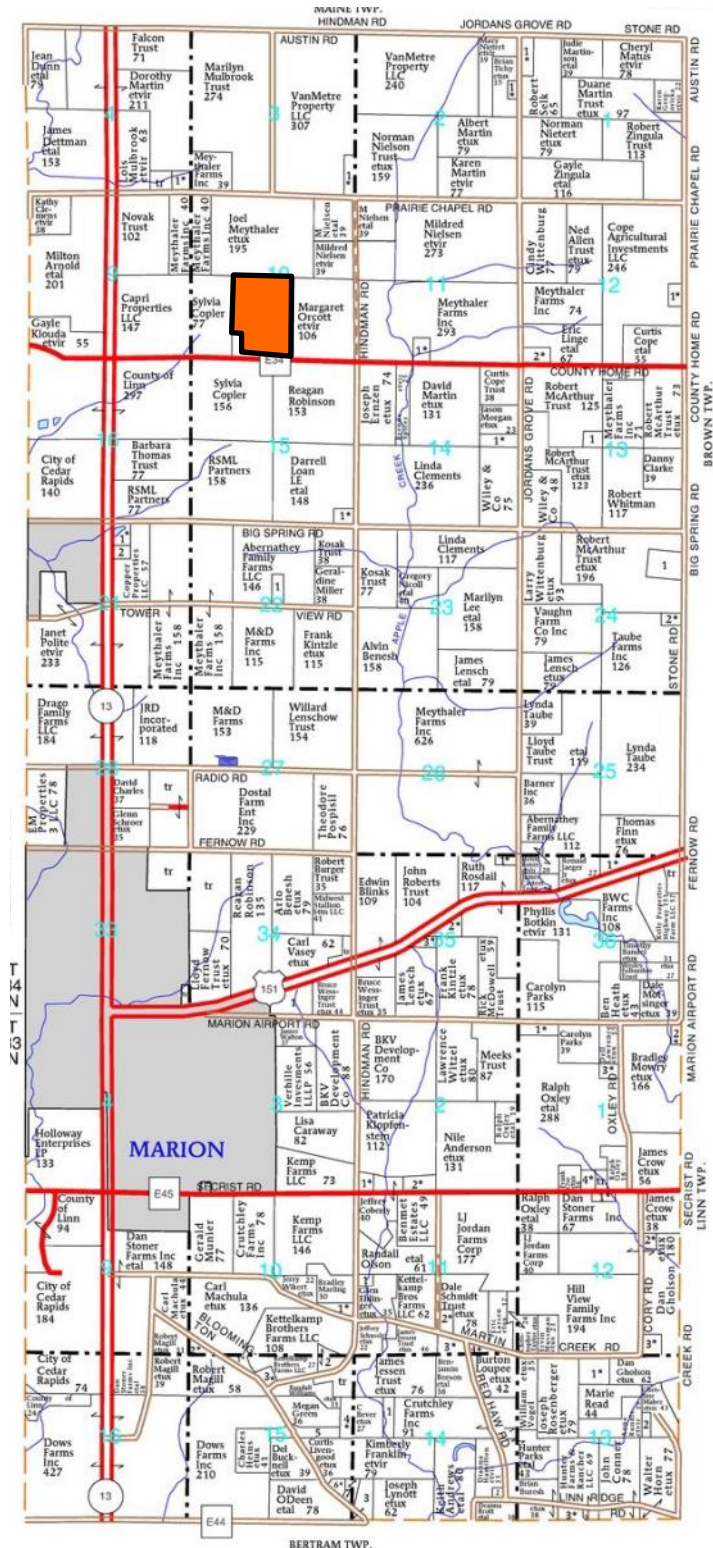
Real Estate Sales

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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Marion "E" Plat



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Farm Information



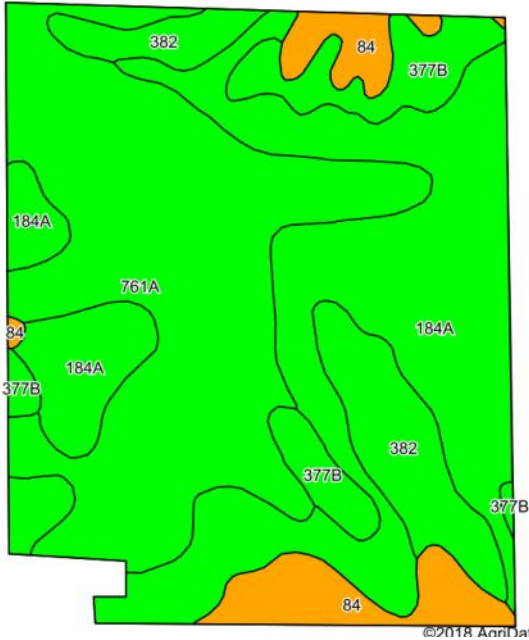
Location:	North of Marion on County Home Road. Contiguous tract with a great location from Cedar Rapids and Marion.
Acreage Breakdown:	Total Taxable Acres: 122.21 m/l Tillable Acres: 121.86 m/l
Soil Productivity:	CSR2: 92.5 CSR: 91.0
Taxes:	\$4,990.00
FSA Farm Base Acres:	Corn Base Acres: 58.34 Corn PLC Yield: 138 Soybeans Base Acres: 56.66 Soybeans PLC Yield: 60
Comments:	Offered as one tract. Highly productive soils in a great location. Topography ranges from undulating to gradually rolling. Combination of natural and artificial drainage. Includes 8,500 BU grain bin and machine shed.



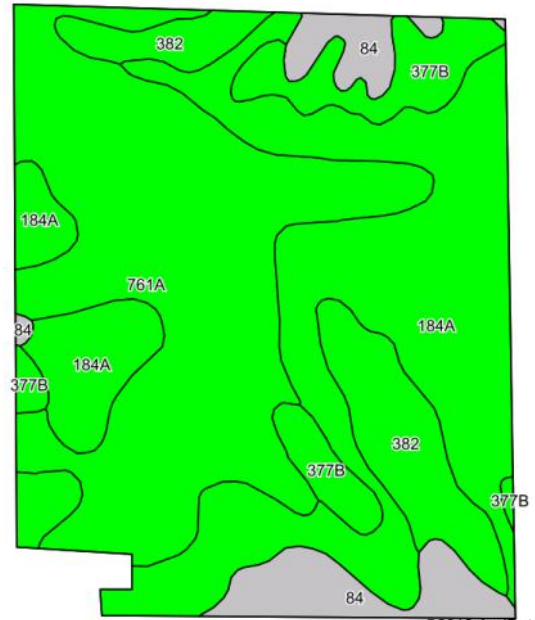
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Soil Maps

Soil Map CSR2



Soil Map CSR



Code	Soil Description	Acres	% of field	CSR2 Legend	Non-Irr Class	CSR2*	CSR
184A	Klinger silty clay loam, 1 to 4 percent slopes	47.48	39.0%	Green	Iw	95	95
761A	Franklin silt loam, 0 to 2 percent slopes	45.19	37.1%	Green	Iw	90	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	11.39	9.3%	Green	IIw	94	90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	8.96	7.4%	Green	Ile	94	90
84	Clyde silty clay loam, 0 to 3 percent slopes	8.84	7.3%	Orange	IIw	88	77
Weighted Average						92.5	91



***CSR vs. CSR2:** The USDA Natural Resources Conservation Service (NRCS) released an updated Corn Suitability Rating soil survey for Iowa in January 2014, called CSR2. It is a revised formula of the original CSR formula which has been used since 1971 to measure potential soil productivity. It is likely the CSR values based on the CSR2 formula will be different than the original CSR values. During this transition to the CSR2 formula, Agri Management Services will provide both the CSR and CSR2 values.

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Photos



View from the Southwest



View from the Southeast



Grain Bin



Machine Shed

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