



114.58 Acres, m/l, Butler County, IA

Property Information

Location

Approximately 5 miles west of Allison on Highway 3 or 1 mile south of Bristow on County Rd. 326. West Point Township.

Legal Description

W 1/2 W 1/2 SE 1/4, E 1/2 SW 1/4
Section 30, Township 92 North, Range 17
West of the 5th P.M., Butler County, IA

Price & Terms

- \$744,800
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. No lease in place. Available for 2017 crop year.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,002
Net Taxable Acres: 114.58
Tax per Net Taxable Acre: \$17.47

FSA Data

Farm Number 1711, Tract 661
Crop Acres: 107.33
Corn Base: 59.8
Corn PLC Yield: 106 Bu.
Bean Base: 39.5
Bean PLC Yield: 40 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Dickinson fine sandy loam and Hanska loam. See soil map for detail.

- **CSR2:** 53.9 per 2016 AgriData, Inc., based on FSA crop acres.

- **CSR:** 59.2 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 53.92 per County Assessor, based on net taxable acres.

Buildings/Improvements

Older shed and grain bin.

Drainage

Extensive recent tiling. See tile map.

Water & Well Information

The well was tested by Shawver Well Company, Inc. in 2013 and tested safe for human consumption. No harmful levels of nitrates or bacteria. Cased to 93' with 5" steel casing. Total well depth 183 feet. Well was chlorinated in 2013.

Septic System

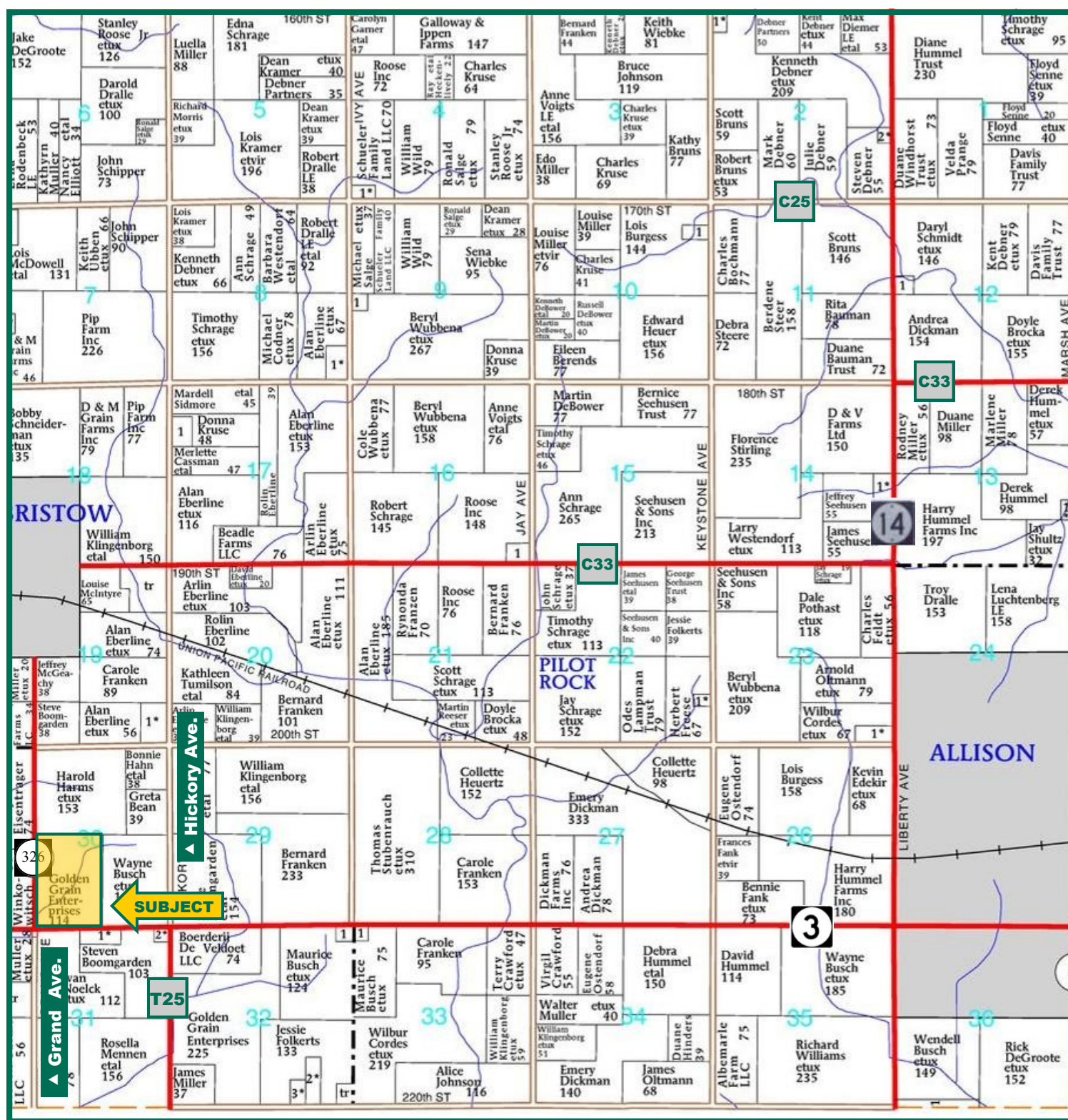
Septic has been destroyed according to County regulations. See FSA map for updated cropland acres.

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Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo



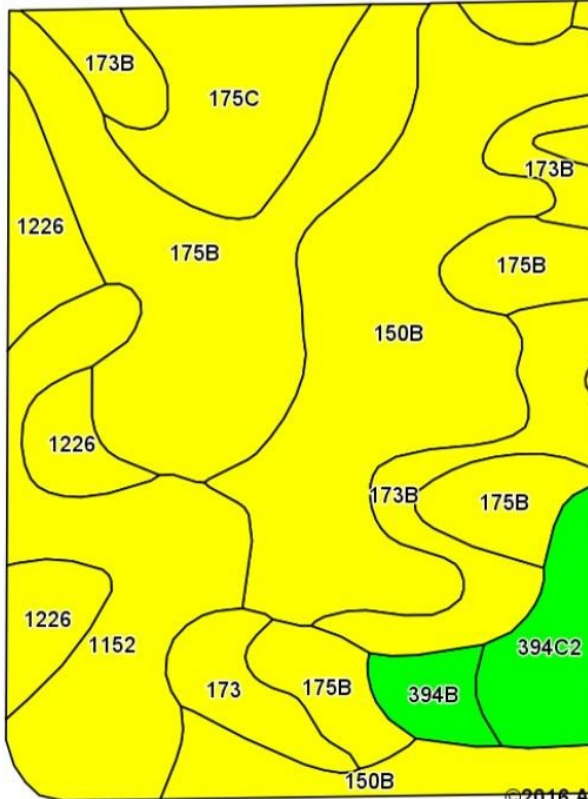
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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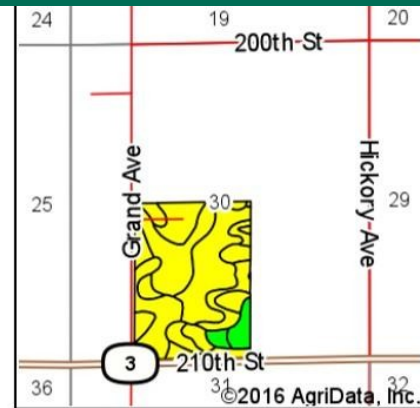
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Soil Map—Entire Property



Soils data provided by USDA and NRCS.

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State: Iowa
County: Butler
Location: 30-92N-17W
Township: West Point
Acres: 114.58
Date: 12/5/2016



Area Symbol: IA023, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
150B	Hanska loam, 1 to 4 percent slopes	30.48	26.6%		IIw	49	59
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	30.01	26.2%		IIIe	51	55
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	14.94	13.0%		IIw	54	68
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	11.72	10.2%		Ile	55	55
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	8.69	7.6%		IIIe	46	40
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.29	7.2%		IIs	59	72
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	4.79	4.2%		IIIe	81	68
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	3.37	2.9%		IIs	59	60
394B	Ostrander loam, 2 to 5 percent slopes	2.29	2.0%		Ile	87	85
Weighted Average						53.7	59.1

Area Symbol: IA023, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

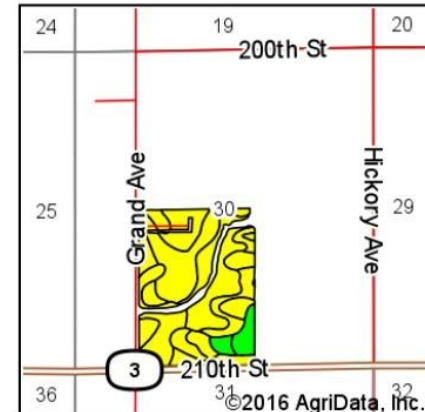
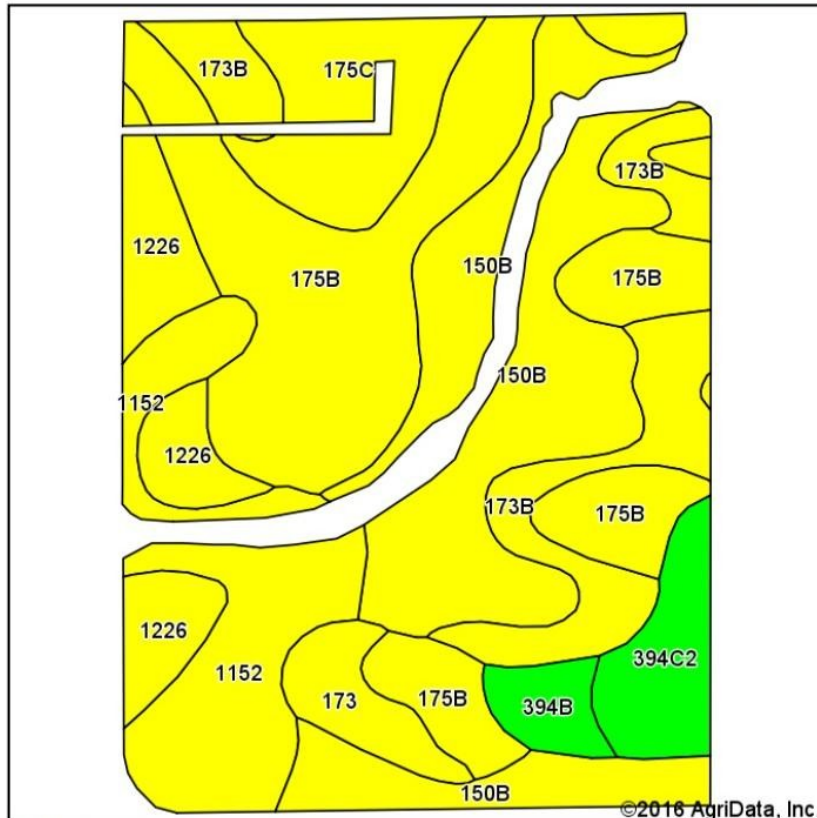
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Soil Map—Tillable Only



State: Iowa
 County: Butler
 Location: 30-92N-17W
 Township: West Point
 Acres: 107.33
 Date: 12/15/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA023, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	29.81	27.8%		IIIe	51	55
150B	Hanska loam, 1 to 4 percent slopes	25.96	24.2%		IIw	49	59
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	13.33	12.4%		IIw	54	68
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	11.43	10.6%		Ile	55	55
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.27	7.7%		Ils	59	72
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	8.02	7.5%		IIIe	46	40
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	4.85	4.5%		IIIe	81	68
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	3.37	3.1%		Ils	59	60
394B	Ostrander loam, 2 to 5 percent slopes	2.29	2.1%		Ile	87	85
Weighted Average						53.9	59.2

Area Symbol: IA023, Soil Area Version: 21

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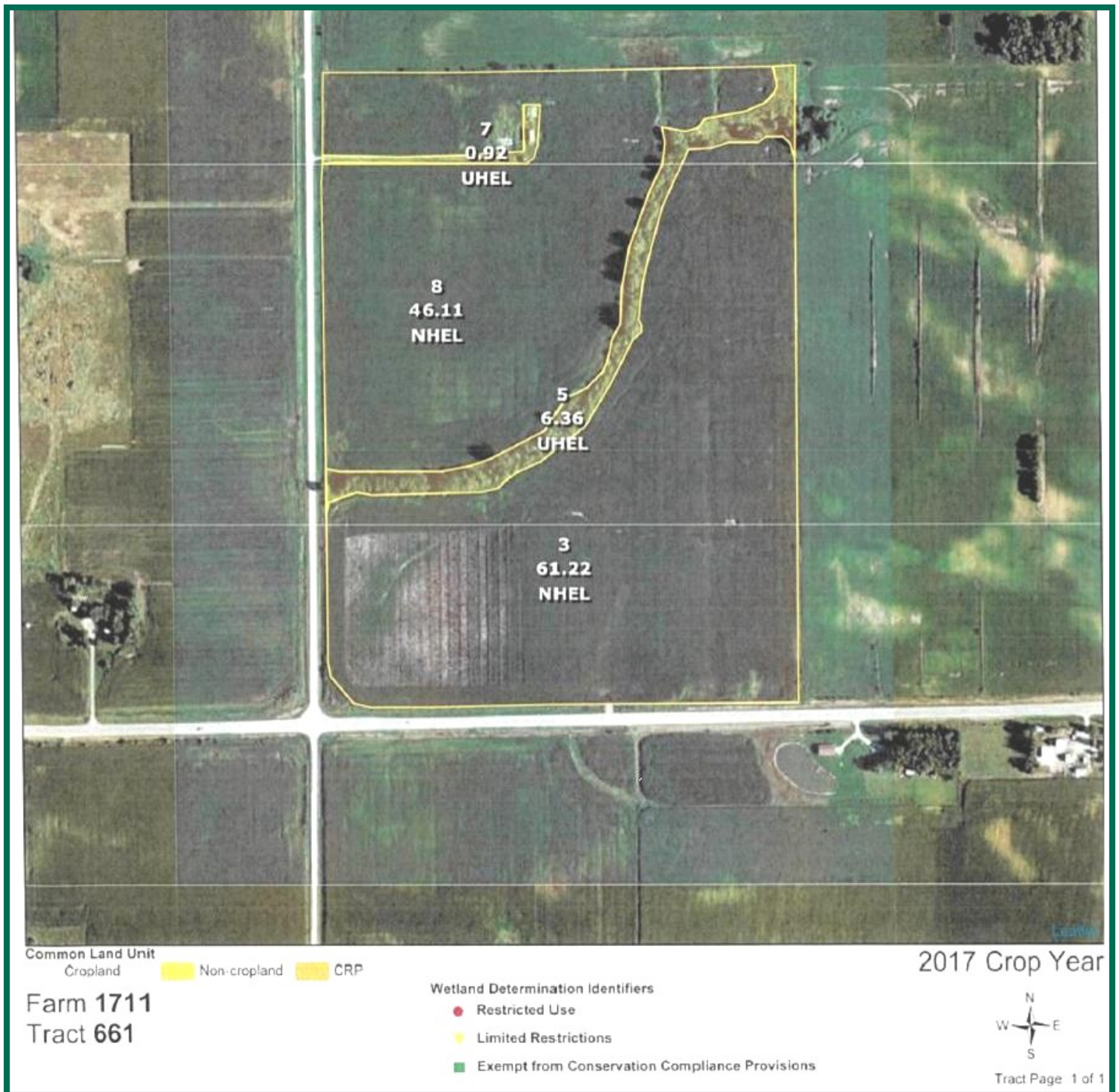
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FSA Map

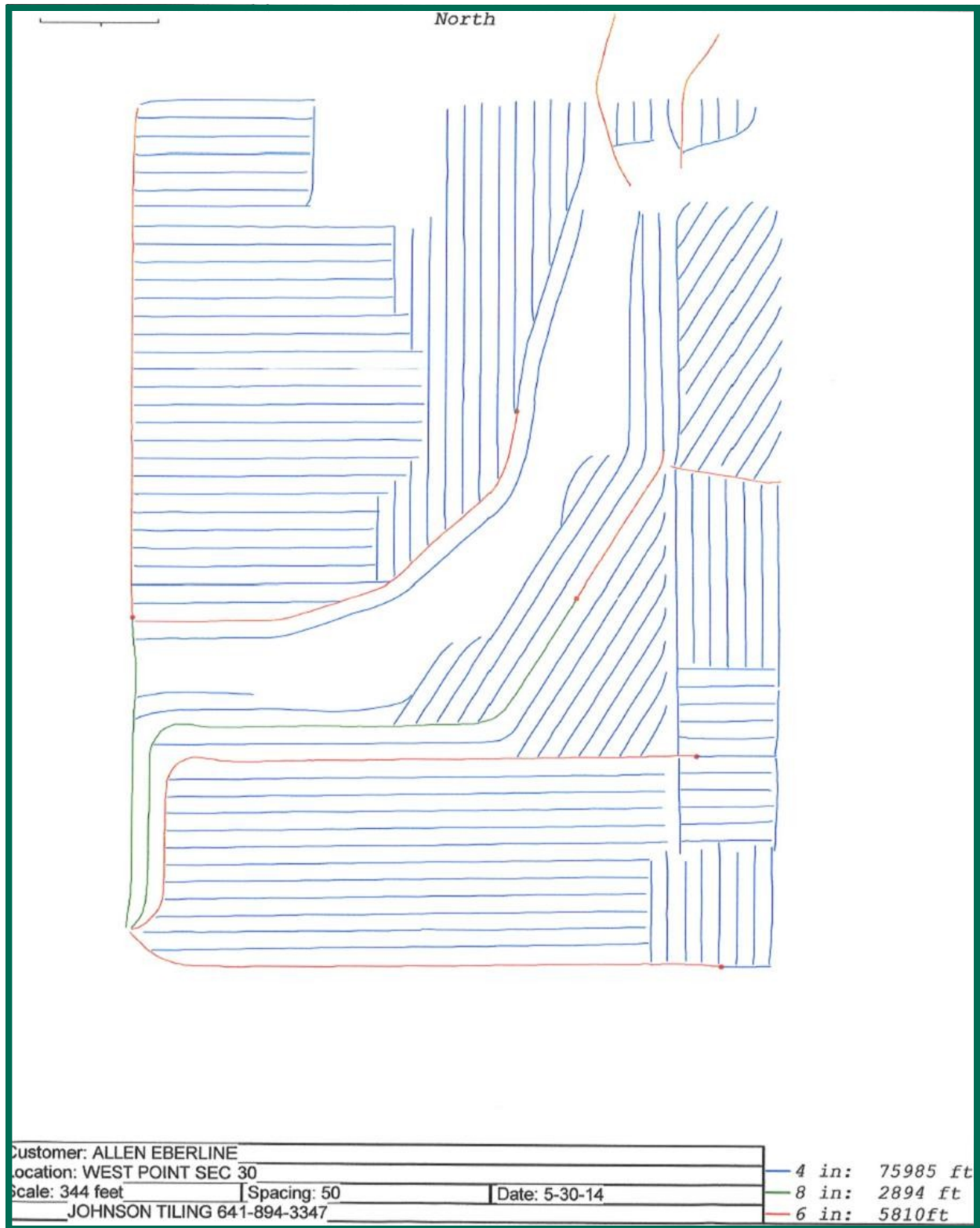


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Tile Map

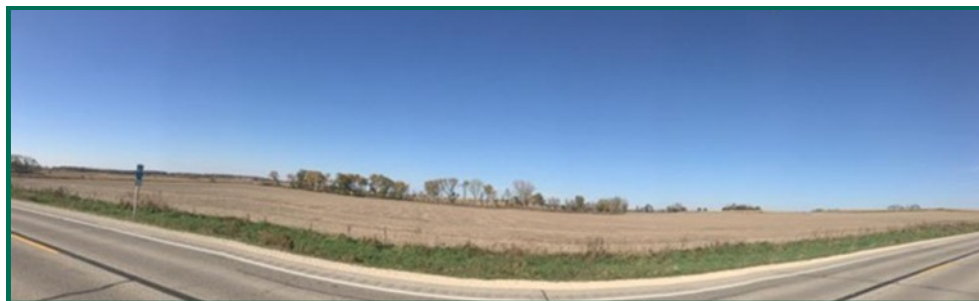


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