

320 Acres, m/l, Butler County, IA
Tyden Farm #5

87.3 CSR2 on 311.05 Crop Acres, m/l.

Property Information

Address

12705 Forest Ave.
Bristow IA, 50611

Location

From Greene, IA go west on C-13 5 miles to T-24; go south on T-24 2 miles to 130th St; go west 1 mile on 130th to Forest Ave. The farm is on the northwest corner of the intersection.

Legal Description

South One-Half (S 1/2) Section 14, Twp. 93 North, Range 18 West of the 5th P.M., Bennezette Twp., Butler Co., IA. Exact legal as per Abstract of Title.

Price & Terms

- \$3,380,000.00
- \$10,562.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable; subject to the 2016 lease that has been terminated effective 3/1/17.

Real Estate Tax

Taxes Payable in 2016-17: \$9,196
Net Taxable Acres: 314
Tax per Net Taxable Acre: \$29.47

FSA Data

Part of Farm Number 246* Tract No. 1406
Crop Acres: 311.05
Corn Base*: 210.35
Corn PLC Yield: 162 Bu.
Bean Base:* 160.90
Bean PLC Yield: 48 Bu.
Enrolled in ARC-CO.

**Farm is part of a larger 3-tract FSA farm
Base acres are estimated and subject to
FSA proration when separated for new
ownership.*

Soil Types/Productivity

Primary soils are Kenyon loam, Clyde silty clay loam, and Floyd loam. See soil map for detail.

- **CSR2:** 87.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 86.6 per County Assessor, based on net taxable acres.

Land Description

Gently sloping topography.

Buildings/Improvements

The major improvements are a barn and cattle shed.

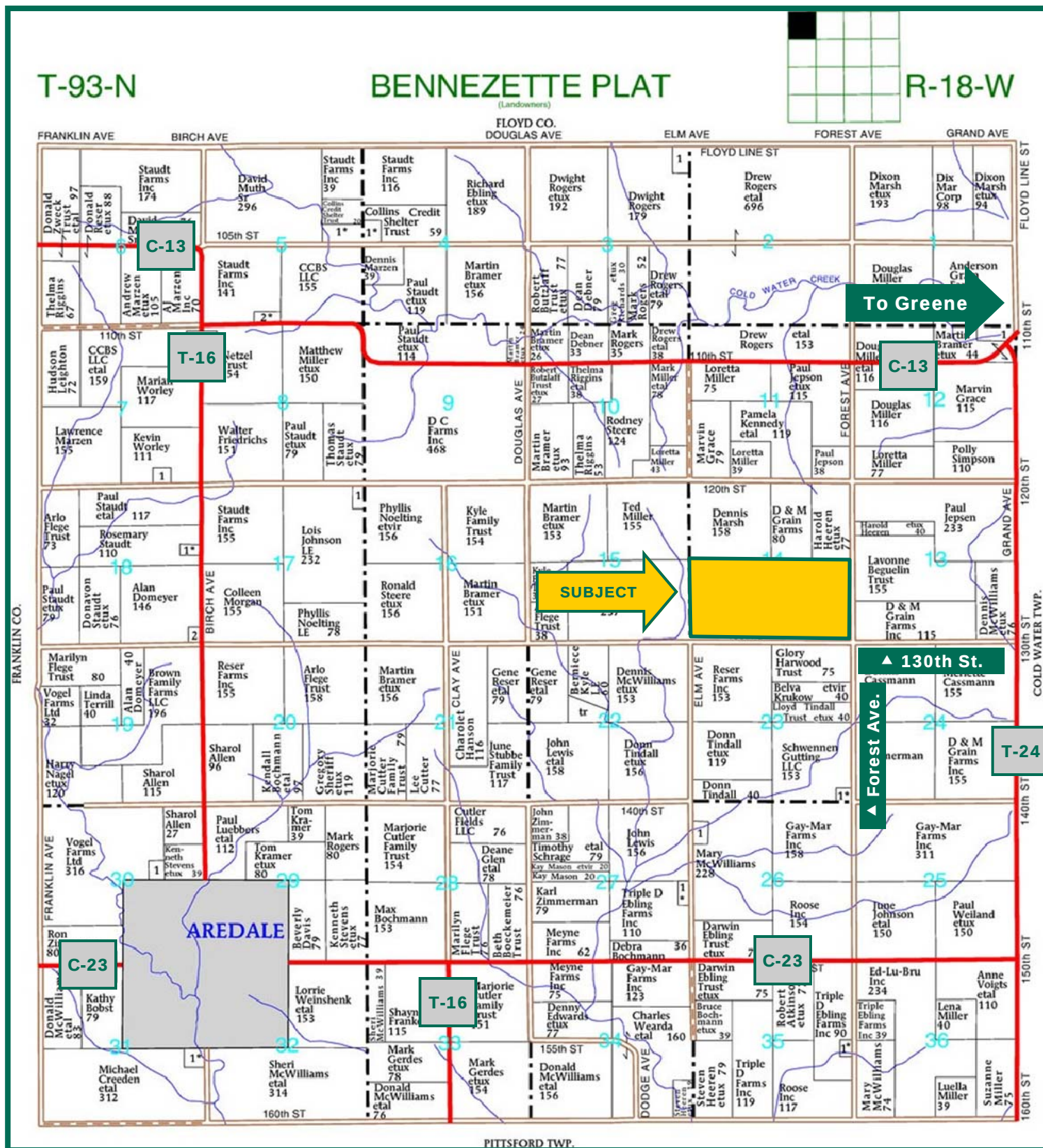
Drainage

Considerable tile drainage. Maps available upon request.

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Plat Map



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Aerial Photo



Water & Well Information

Drilled well and pressure water system.

Comments

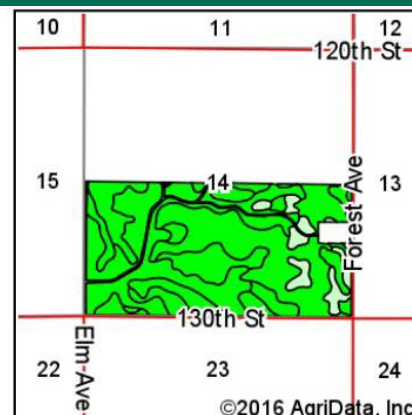
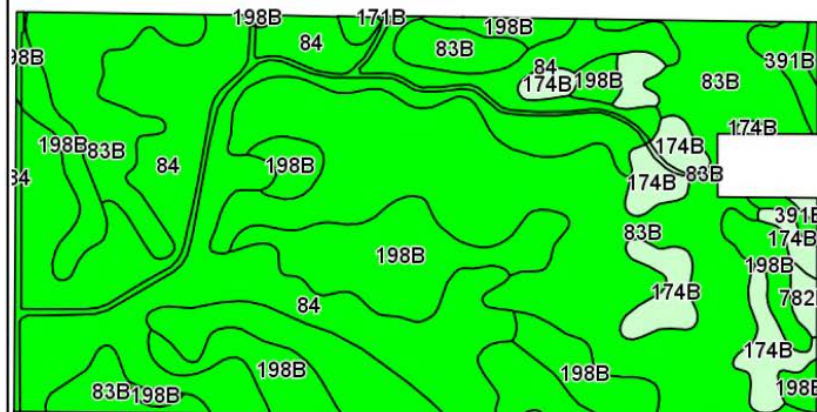
Highly productive farm in a strong area.
Four ethanol plants within forty miles.



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Soil Map



State: **Iowa**
 County: **Butler**
 Location: **14-93N-18W**
 Township: **Bennezzette**
 Acres: **311.05**
 Date: **9/1/2016**



Soils data provided by USDA and NRCS.

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Area Symbol: IA023, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans
83B	Kenyon loam, 2 to 5 percent slopes	128.88	41.4%		Ile	90	85	210	61
84	Clyde silty clay loam, 0 to 3 percent slopes	102.00	32.8%		Ilw	88	75	193.5	56
198B	Floyd loam, 1 to 4 percent slopes	53.35	17.2%		Ilw	89	75		
174B	Bolan loam, 2 to 5 percent slopes	20.09	6.5%		Ils	64	70		
391B	Clyde-Floyd complex, 1 to 4 percent slopes	4.37	1.4%		Ilw	87	72		
782B	Donnan loam, 2 to 5 percent slopes	1.46	0.5%		Ile	62	50		
171B	Bassett loam, 2 to 5 percent slopes	0.90	0.3%		Ile	85	80	215	62
Weighted Average						87.3	78.7	151.1	43.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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