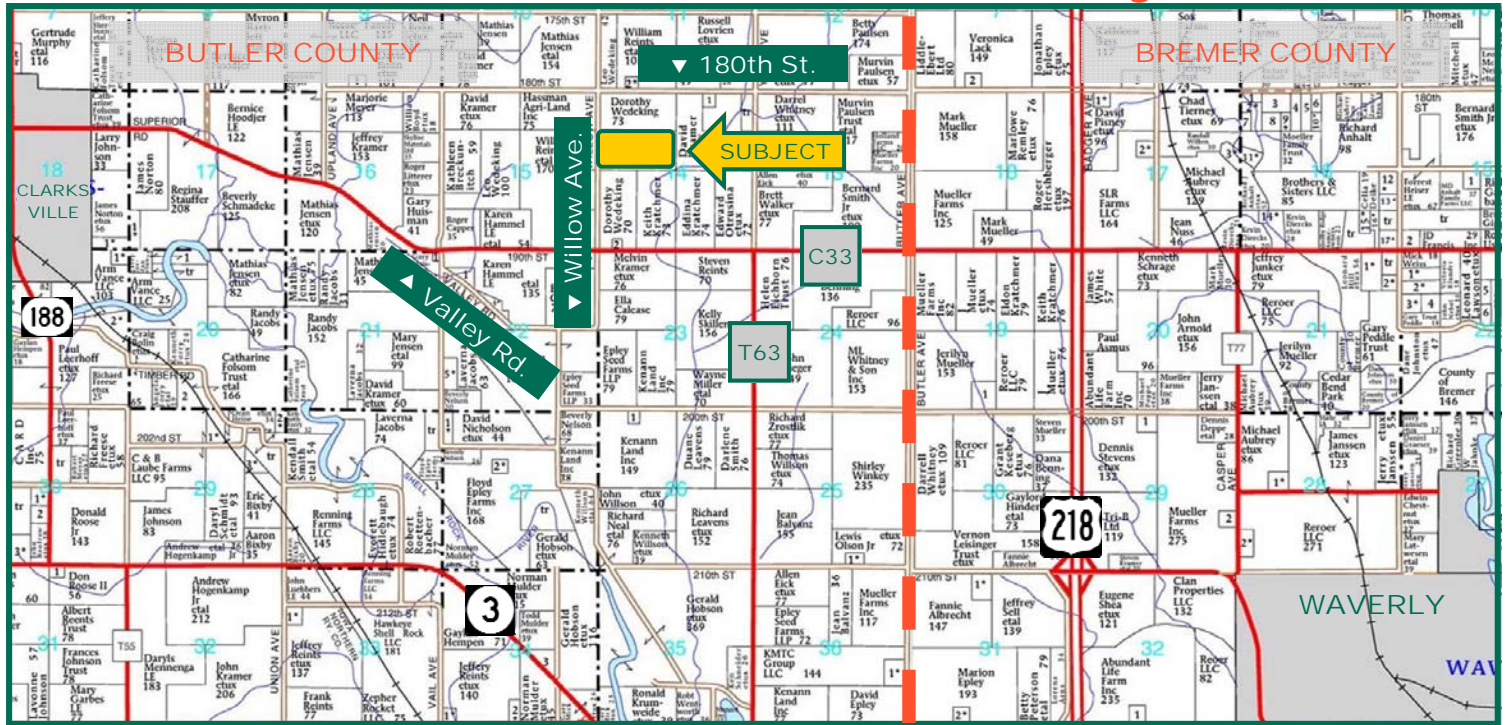


80 Acres, m/I, Butler County, IA



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

Property Information

Location

Close to Bremer-Butler County line, approximately 7 miles northwest of Waverly or 3 miles east of Clarksville. Butler Township.

Address

18332 Willow Ave.,
Clarksville, IA 50619

Legal Description

S 1/2 NW 1/4 Section 14, Township 92 North, Range 15 West of the 5th P.M., Butler County, IA

Price & Terms

- \$640,000
- \$8,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Cropland lease has been terminated. Cropland available for the 2017 crop season.

Real Estate Tax

Taxes Payable 2016– 2017: \$1,778
Net Taxable Acres: 78.49
Tax per Net Taxable Acre: \$22.65

FSA Data

Farm Number 362, Tract 1694
Crop Acres: 74.77
Corn Base: 72 Ac.
Corn PLC Yield: 139 Bu.
Bean Base: .2 Ac.
Bean PLC Yield: 54 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Ostrander loam and Bolan loam. See soil map for detail.

- **CSR2:** 68.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 69.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 65.75 per County Assessor, based on net taxable acres.

Buildings/Improvements

Older 2-stall garage 22' x 26' built in 1983.

Drainage

Current tenant of 15 years plus is unaware of any field tile or tile maps.

Water & Well Information

Abandoned well south of driveway on farmstead.

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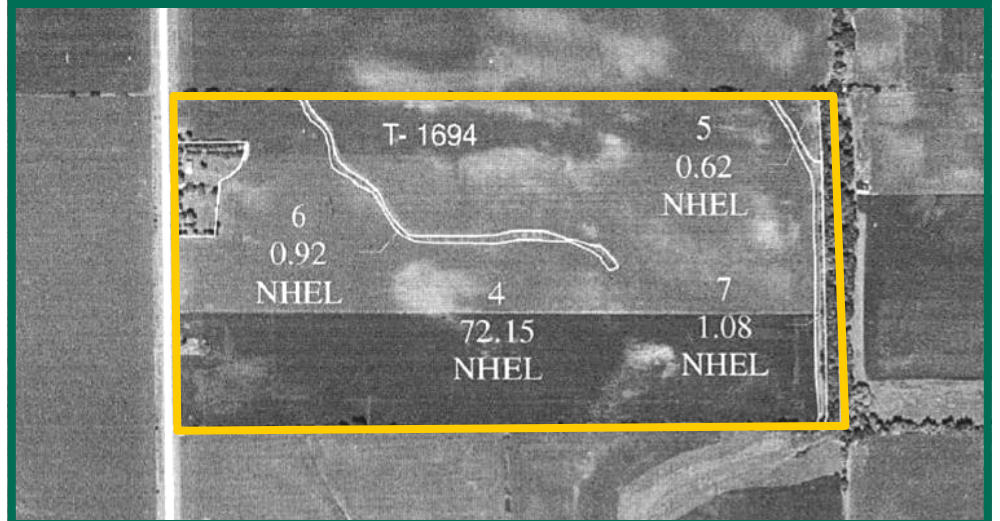
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Aerial and FSA Map



Comments

Good farm with building site, grove of walnut trees, located 1/2 mile from pavement and minutes to Highway 218.



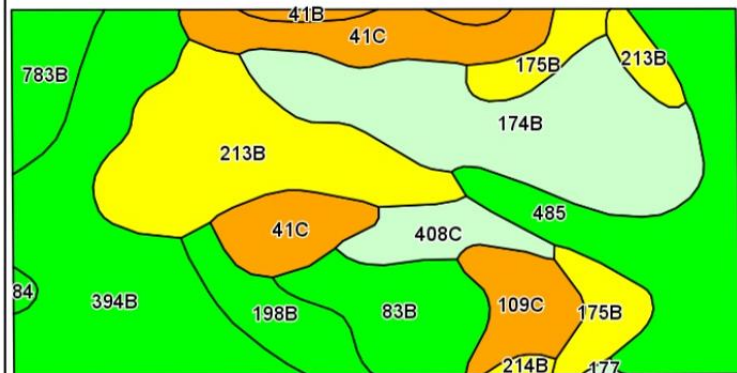
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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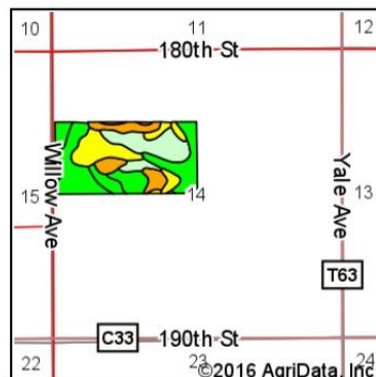
Soil Map—Entire Property

Soils Map



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: Iowa
County: Butler
Location: 14-92N-15W
Township: Butler
Acres: 78.49
Date: 8/2/2016



Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA023, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
394B	Ostrander loam, 2 to 5 percent slopes	14.18	18.1%		Ile		87	85
174B	Bolan loam, 2 to 5 percent slopes	12.83	16.3%		Ils		64	70
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	11.52	14.7%		Ile		53	74
485	Spillville loam, 0 to 2 percent slopes	10.84	13.8%		Ilw		90	92
41C	Sparta loamy fine sand, 5 to 9 percent slopes	7.31	9.3%		IVs	Ile	34	25
83B	Kenyon loam, 2 to 5 percent slopes	5.07	6.5%		Ile		90	85
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.75	4.8%		Ille		51	55
198B	Floyd loam, 1 to 4 percent slopes	3.25	4.1%		Ilw		89	75
109C	Backbone fine sandy loam, 2 to 9 percent slopes	3.08	3.9%		IVs		30	15
783B	Cresco loam, 2 to 5 percent slopes	2.83	3.6%		Ile		85	63
408C	Olin fine sandy loam, 5 to 9 percent slopes	2.54	3.2%		Ille		68	52
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.64	0.8%		IVs	Ile	39	40
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	0.32	0.4%		Ile		49	58
84	Clyde silty clay loam, 0 to 3 percent slopes	0.23	0.3%		Ilw		88	75
177	Saude loam, 0 to 2 percent slopes	0.10	0.1%		Ils		60	63
Weighted Average							68.8	69.3

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

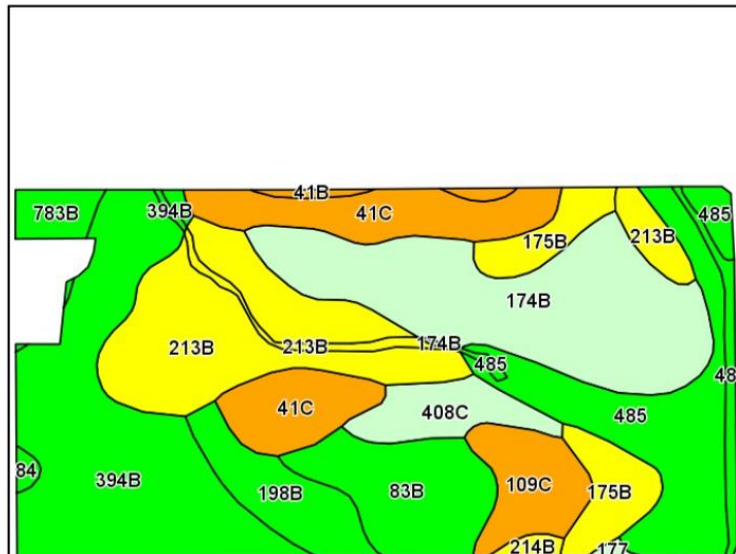
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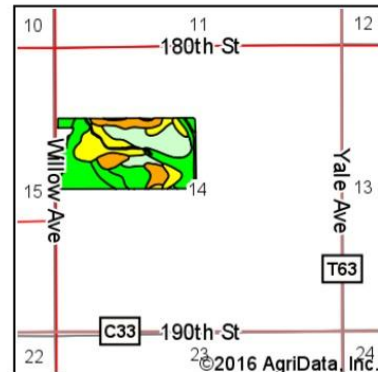
Soil Map—Tillable Only

Soils Map



©2016 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: Iowa
County: Butler
Location: 14-92N-15W
Township: Butler
Acres: 74.77
Date: 8/16/2016



Area Symbol: IA023, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
394B	Ostrander loam, 2 to 5 percent slopes	13.85	18.5%		Ile		87	85
174B	Bolan loam, 2 to 5 percent slopes	12.83	17.2%		Ils		64	70
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	11.51	15.4%		Ile		53	74
485	Spillville loam, 0 to 2 percent slopes	9.39	12.6%		Ilw		90	92
41C	Sparta loamy fine sand, 5 to 9 percent slopes	7.15	9.6%		IVs	Ile	34	25
83B	Kenyon loam, 2 to 5 percent slopes	5.10	6.8%		Ile		90	85
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.73	5.0%		Ille		51	55
198B	Floyd loam, 1 to 4 percent slopes	3.27	4.4%		Ilw		89	75
109C	Backbone fine sandy loam, 2 to 9 percent slopes	3.09	4.1%		IVs		30	15
408C	Olin fine sandy loam, 5 to 9 percent slopes	2.54	3.4%		Ille		68	52
783B	Cresco loam, 2 to 5 percent slopes	1.18	1.6%		Ile		85	63
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.42	0.6%		IVs	Ile	39	40
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	0.35	0.5%		Ile		49	58
84	Clyde silty clay loam, 0 to 3 percent slopes	0.23	0.3%		Ilw		88	75
177	Saude loam, 0 to 2 percent slopes	0.13	0.2%		Ils		60	63
Weighted Average							68.1	69.1

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

Soils data provided by USDA and NRCS.

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Photos: 80 Acres, m/l, Butler County, IA



SW corner looking NE



NW corner looking SE



Old Farmstead

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