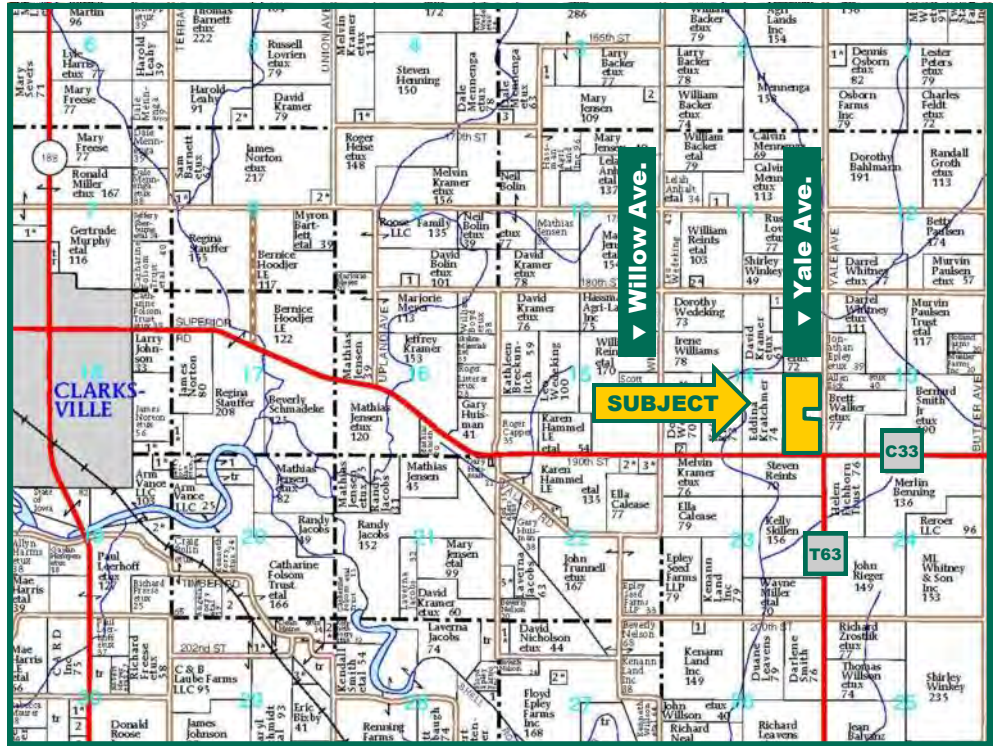


**72.32 Acres,
m/l, Butler
County, IA**



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

Property Information

Location

Approximately 4 miles East of Clarksville.

Legal Description

E 1/2 SE 1/4 Section 14 except Parcel B all in Township 92 North, Range 15 West of the 5th P.M., Butler Township.

Price & Terms

- \$565,800
- \$7,823.56/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,650
Net Taxable Acres: 72.32
Tax per Net Taxable Acre: \$22.82

FSA Data

Farm Number 6349, Tract 1688
Crop Acres: 72.2
Corn Base: 36.1
Corn PLC Yield: 145 Bu.
Bean Base: 36.1
Bean PLC Yield: 48 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Dickinson fine sandy loam and Ostrander loam. See soil maps for detail.

- **CSR2:** 67 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 64.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 67.35 per County Assessor, based on net taxable acres.

Land Description

Gently rolling farm with established waterways.

Buildings/Improvements

None

Drainage

Farm was pattern tiled in 2006 on 60' centers except Sparta soils in SW part of farm. Tile map included.

Water & Well Information

None

Comments

Well cared for improved farm with good yield potential located on paved road.

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Aerial Photo



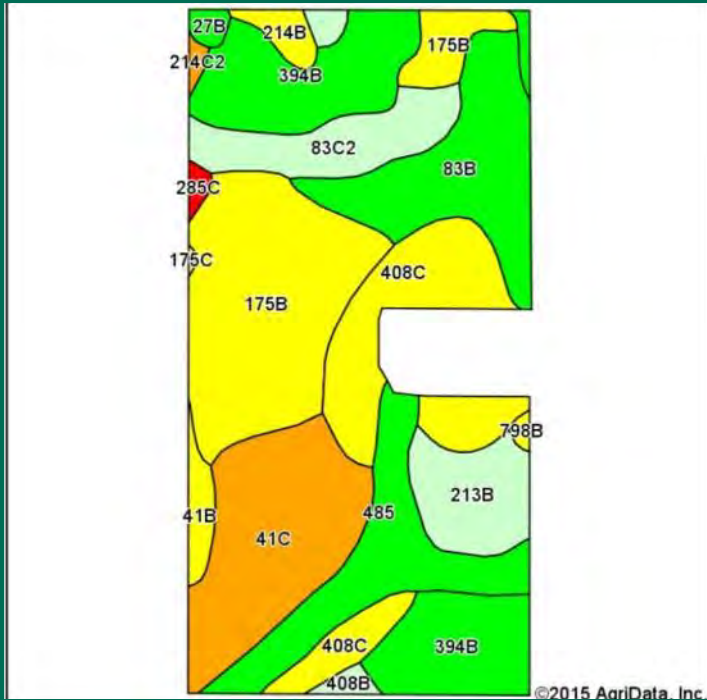
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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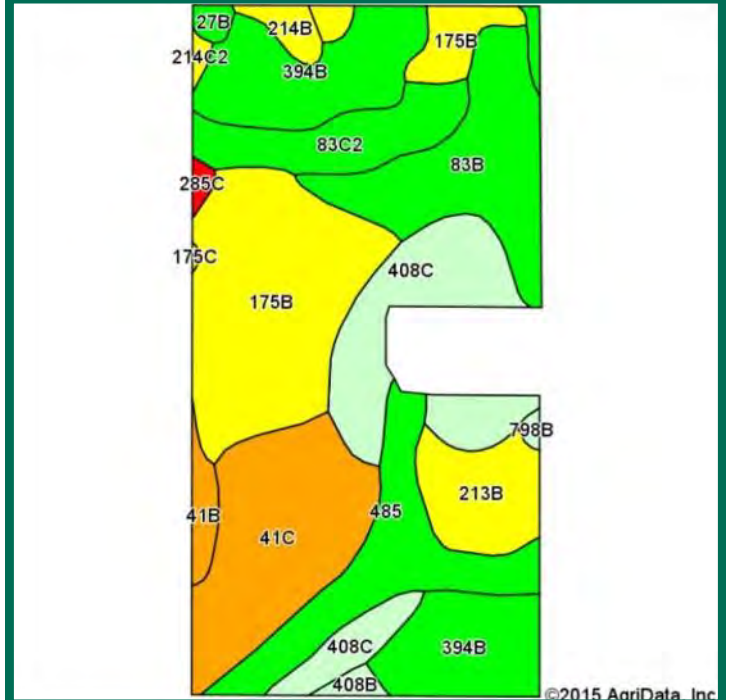
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Soil Maps—Entire Property

CSR: 64 based on 72.32 Taxable Acres



CSR2: 67 based on 72.32 Taxable Acres



Area Symbol: IA023, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	14.35	19.8%			Ile	51	55
394B	Ostrander loam, 2 to 5 percent slopes	11.36	15.7%			Ile	87	85
41C	Sparta loamy fine sand, 5 to 9 percent slopes	9.81	13.6%			IVs	34	25
408C	Olin fine sandy loam, 5 to 9 percent slopes	9.20	12.7%			Ile	68	52
83B	Kenyon loam, 2 to 5 percent slopes	8.16	11.3%			Ile	90	85
485	Spillville loam, 0 to 2 percent slopes	7.09	9.8%			Iiw	90	92
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.51	6.2%			Ile	84	68
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	4.38	6.1%			Ile	53	74
41B	Sparta loamy fine sand, 1 to 5 percent slopes	1.03	1.4%			IVs	39	40
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	0.88	1.2%			Ile	49	58
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.44	0.6%			Ile	73	67
27B	Terril loam, 2 to 5 percent slopes	0.42	0.6%			Ile	90	82
285C	Burkhardt sandy loam, 2 to 9 percent slopes	0.28	0.4%			Ile	13	5
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	0.22	0.3%			Ile	41	33
798B	Protivin clay loam, 1 to 4 percent slopes	0.19	0.3%			Ile	72	55
Weighted Average							67	64

Area Symbol: IA023, Soil Area Version: 20

**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.



Maps Provided By:

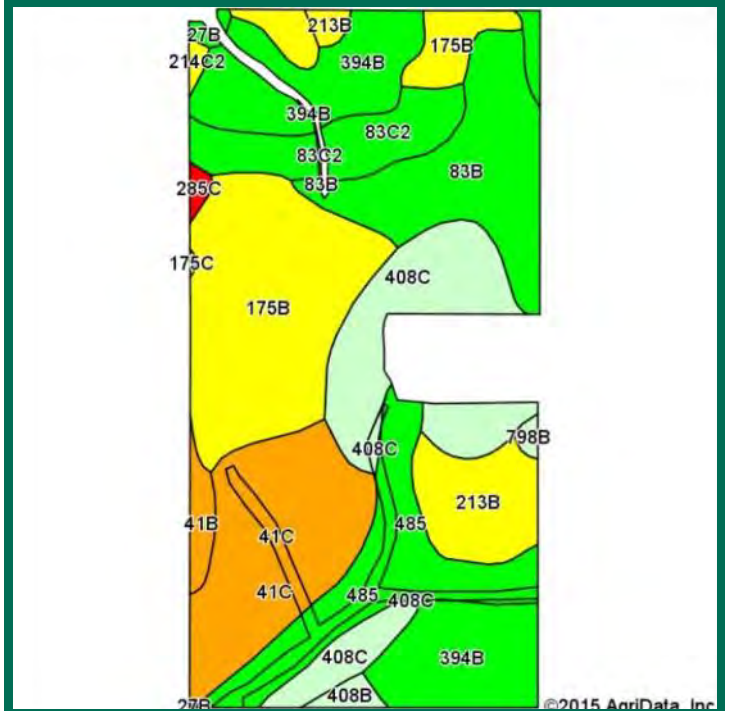
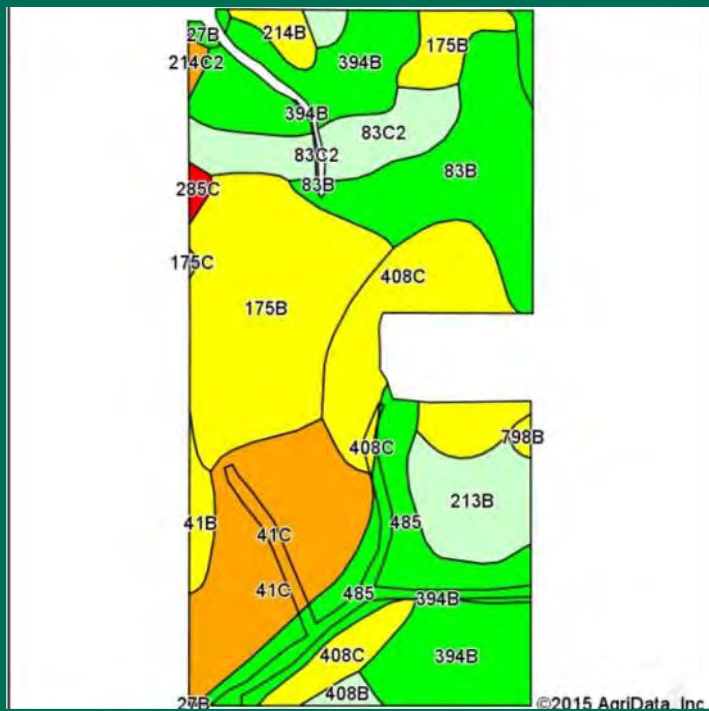


CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Soil Maps—Tillable Only



Area Symbol: IA023, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	14.25	19.7%		Ilie		51	55
394B	Ostrander loam, 2 to 5 percent slopes	11.26	15.6%		Ile		87	85
41C	Sparta loamy fine sand, 5 to 9 percent slopes	9.77	13.5%		IVs		34	25
408C	Olin fine sandy loam, 5 to 9 percent slopes	9.29	12.9%		Ilie		68	52
83B	Kenyon loam, 2 to 5 percent slopes	8.32	11.5%		Ile		90	85
485	Spillville loam, 0 to 2 percent slopes	7.18	9.9%		IIw		90	92
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	4.44	6.1%		Ile		53	74
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.41	6.1%		Ilie		84	68
41B	Sparta loamy fine sand, 1 to 5 percent slopes	0.94	1.3%		IVs	Ile	39	40
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	0.88	1.2%		Ile		49	58
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.50	0.7%		Ile		73	67
285C	Burkhardt sandy loam, 2 to 9 percent slopes	0.27	0.4%		Ilie	Ile	13	5
27B	Terril loam, 2 to 5 percent slopes	0.24	0.3%		Ile		90	82
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	0.23	0.3%		Ilie		41	33
798B	Protivin clay loam, 1 to 4 percent slopes	0.22	0.3%		Ile		72	55
Weighted Average							67	64.1

Area Symbol: IA023, Soil Area Version: 20

**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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Tile Map

