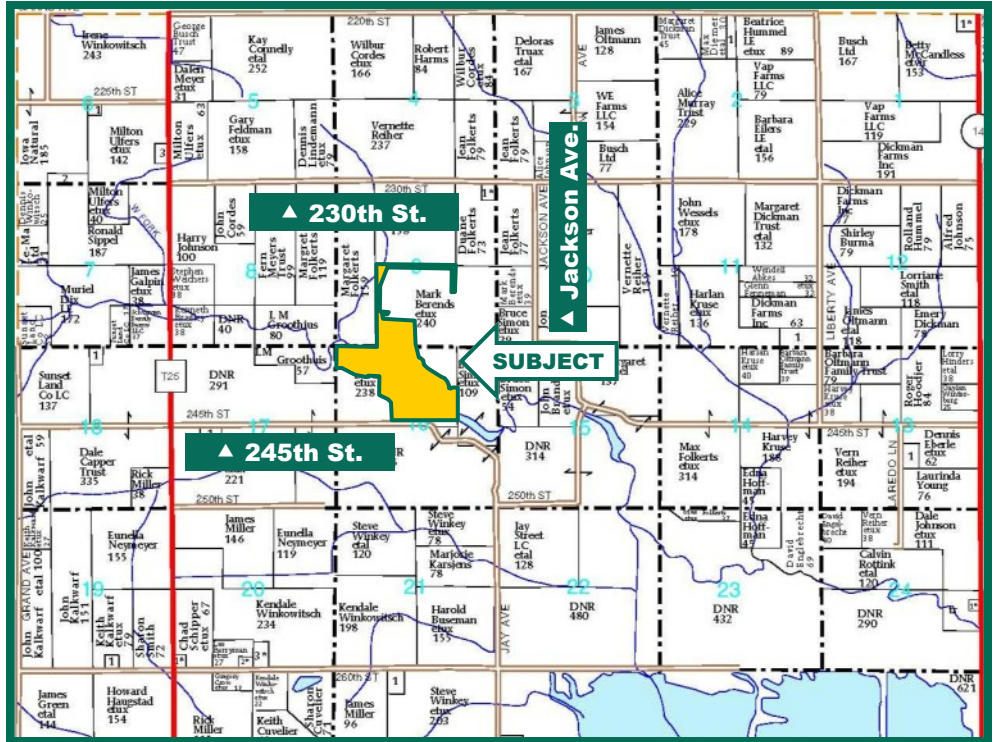


**179 Acres m/l,
Butler County,
IA**



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

Property Information

Location

Northwest of Parkersburg 1.3 miles east of County pavement T25 on 245th St. North side of road.

Legal Description

That part of the South Half (S 1/2) of Section 9 and that part of the North Half (N 1/2) of Section 16, all lying in Township 91 North, Range 17 West of the 5th P.M., Butler County, IA, containing 179 acres m/l in Ripley Township.

Price & Terms

- \$482,405.00
- \$ 2,695/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax (Estimated)

Taxes Payable in 2014 - 2015: \$2,546
Net Taxable Acres: 178.14 est.
Tax per Net. Tax. Ac.: \$14.29 est.

FSA Data

Farm Number: Part of Farm Number 5010
Crop Acres: 6.0* (of which all are currently in CRP.)

*Estimated acres. Final acres and bases will be determined by local FSA office.

CRP Contracts

Tract #7590 Field 18
Contract #3561A Total Acres 6.0*
Practice CP23 Rate \$252.27
Annual Pay \$1,514* Expires 09/30/2025

*Estimated CRP acres and annual pay currently combined with contract 3561A. Final acres and annual pay will be determined by local FSA office.

Soil Types / Productivity

Primary soils are Saude loam and Coland clay loam. See soil map for detail.

- CSR2: 64.6 per AgriData Inc. 2014, based on FSA crop acres.
- CSR: 70.3 per AgriData Inc. 2014, based on FSA crop acres.

Buildings/Improvements

None

Drainage, Water & Well

No known tile. No known well.

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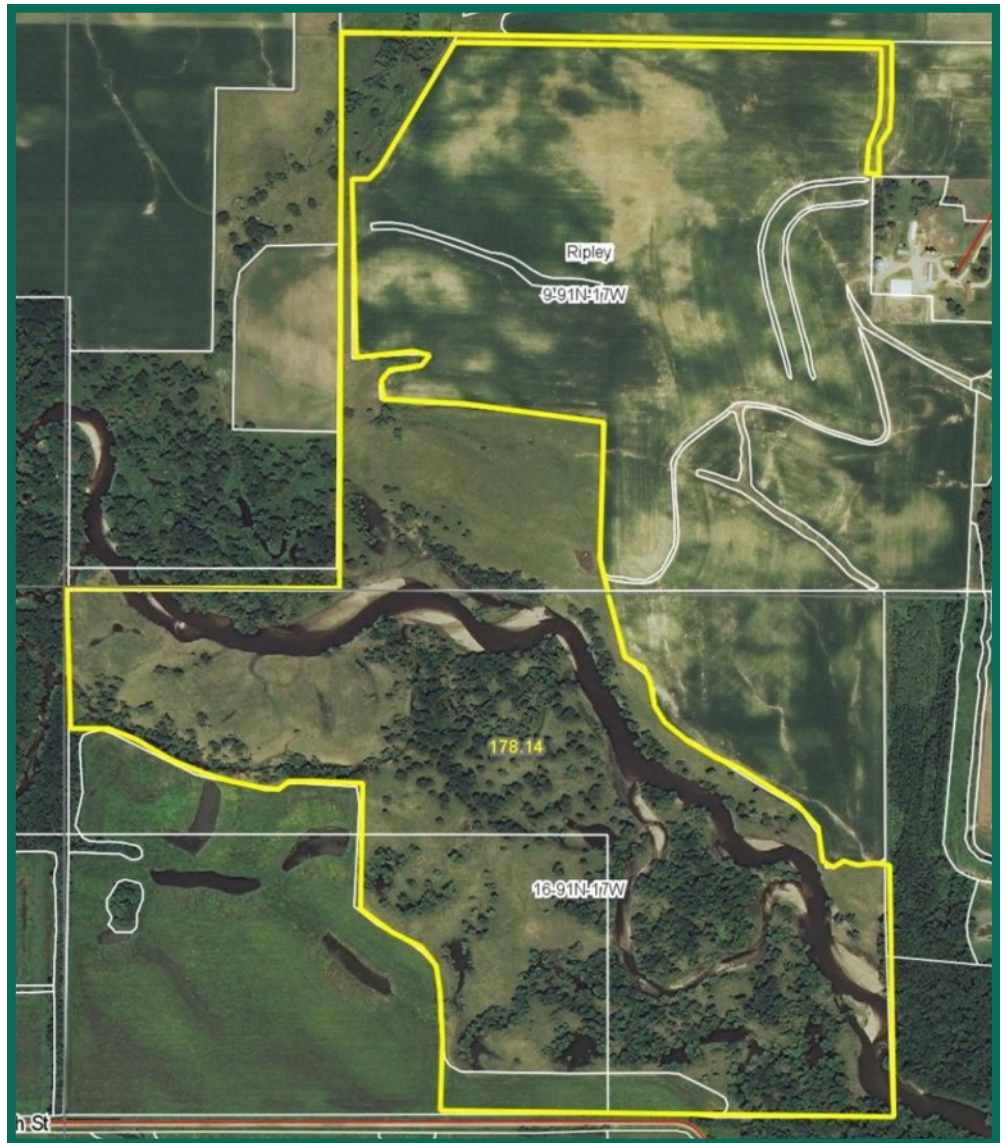
Aerial Map

Comments

Open pasture and timber along west fork of the Cedar River. Majority of the fence is newer and in good condition. This property has direct road frontage on 245th Street. Pasture lease traditionally runs May 1, to November 1. Lease currently open. Last year's tenant has stated he would like to continue to rent and would prefer a long term lease. This lease would include the tenant maintaining reasonable fence maintenance. Hertz Farm Management will assist in securing lease.

Excellent recreational property providing abundant wildlife, particularly Whitetail deer, turkey and fishing. Property lies adjacent to thousands of acres of DNR ground.

As seen on the aerial photo the pasture includes a lane across the north end for the sole purpose of being able to run cattle directly to a set of existing buildings providing the potential to winter them there should an agreement be reached with acreage owner.



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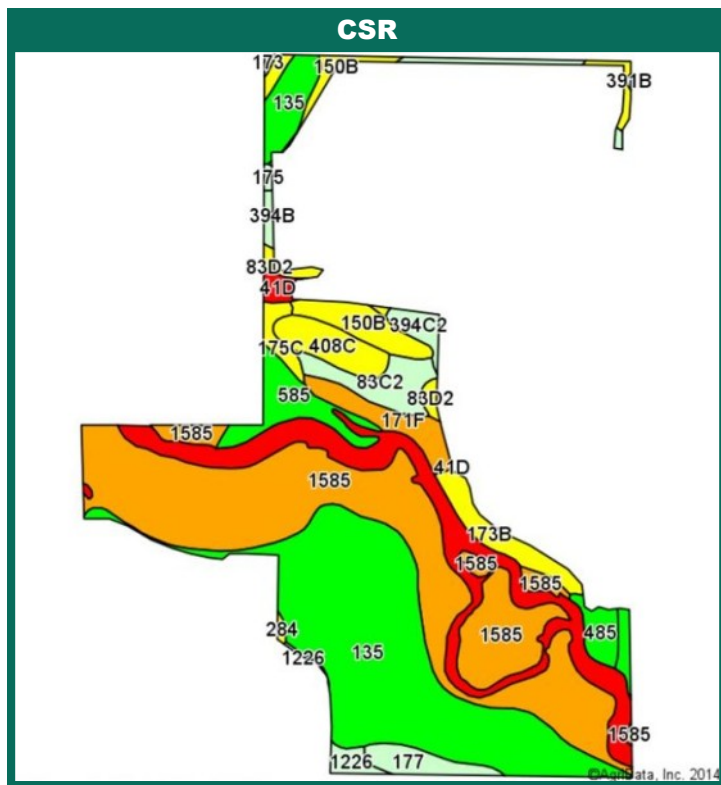
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CSR2

State: Iowa
 County: Butler
 Location: 9-91N-17W
 Township: Ripley
 Acres: 178.14
 Date: 1/7/2015



Area Symbol: IA023, Soil Area Version: 20						
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
1585	Spillville-Coland complex, channelled, 0 to 2 percent slopes	58.46	32.8%		Vw	24
135	Coland clay loam, 0 to 2 percent slopes	50.50	28.3%		Ilw	74
W	Water	21.40	12.0%			0
585	Spillville-Coland complex, 0 to 2 percent slopes	6.75	3.8%		Illw	64
150B	Hanska loam, 1 to 4 percent slopes	6.26	3.5%		Ilw	49
408C	Olin fine sandy loam, 5 to 9 percent slopes	5.45	3.1%		Ille	68
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.93	2.8%		Ille	84
171F	Bassett loam, 14 to 25 percent slopes	4.49	2.5%		Vle	33
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	4.42	2.5%		lle	55
177	Saude loam, 0 to 2 percent slopes	3.12	1.8%		lls	60
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	3.03	1.7%		Ille	81
485	Spillville loam, 0 to 2 percent slopes	2.34	1.3%		Ilw	90
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.63	0.9%		Ille	46
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	1.50	0.8%		Ille	61
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.47	0.8%		lls	60
41D	Sparta loamy fine sand, 9 to 14 percent slopes	1.03	0.6%		Vls	7
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.72	0.4%		Ilw	87
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.25	0.1%		llls	56
284	Flagler sandy loam, 0 to 2 percent slopes	0.23	0.1%		llls	56
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	0.16	0.1%		lls	59
Weighted Average						45.2

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Maps Provided By:



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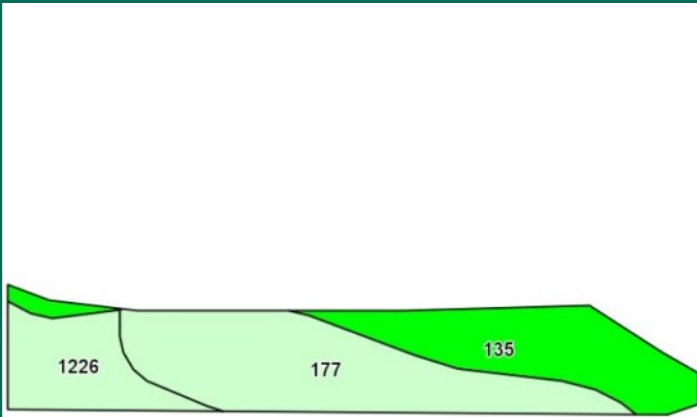
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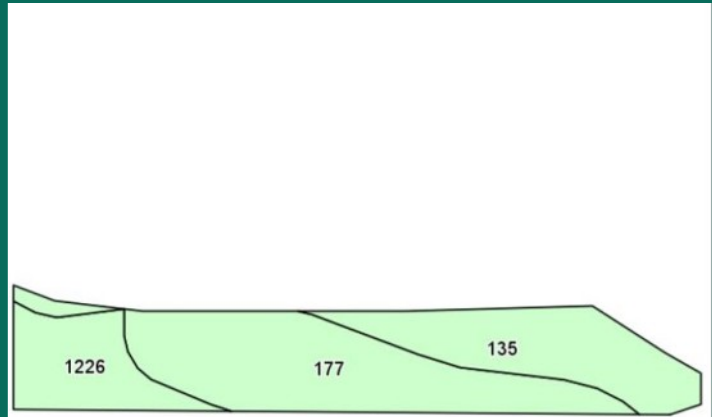
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Soil Maps Tillable Only

CSR



CSR2



State: Iowa
 County: Butler
 Location: 9-91N-17W
 Township: Ripley
 Acres: 6
 Date: 1/7/2015

Area Symbol: IA023, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
177	Saude loam, 0 to 2 percent slopes	2.88	48.0%		Ils	60	63
135	Coland clay loam, 0 to 2 percent slopes	1.95	32.5%		Ilw	74	80
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.17	19.5%		Ils	60	72
Weighted Average						64.6	70.3

Area Symbol: IA023, Soil Area Version: 20

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



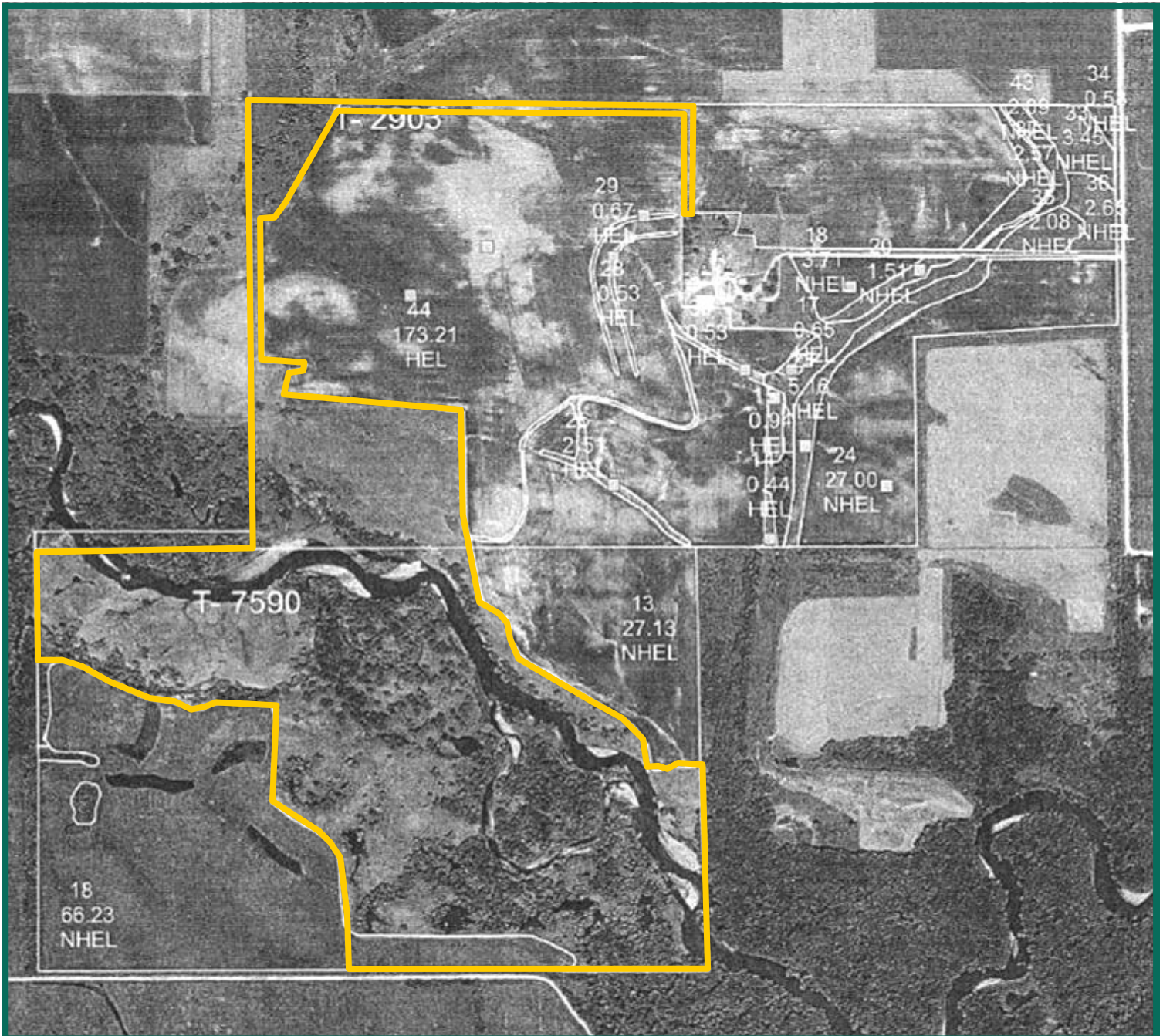
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FSA Map



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