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## WE ARE PLEASED TO PRESENT

# 552.31 ACRES M/L BUTLER COUNTY, IOWA

**OWNER:** Dumont Farms L.C.

**LOCATION:** 1-1/4 mile south of Dumont

**LEGAL:** S ½ NE ¼, SE ¼, and S ½ SW ¼ except acreage in SW corner Section 5 and N ¼ and SE ¼ NE ¼ Section 8 and SW ¼ NW ¼ Section 9 all in Township 91 North, Range 18 West of the 5<sup>th</sup> P.M.

**PRICE/TERMS:** \$3,051,512 (\$5,525 per acre) 10% with offer and balance in cash at closing.

**RE TAXES:** 2010-2011, payable 2011-2012 - \$11,970 net,

on 552.31 taxable acres, \$21.67 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Hampton/Dumont School District

**FSA INFO:** #3743 (Combined with other acres)

	Base	Direct Payment	Counter Cyclical
Crop	Acres	Yield	Payment Yield
Corn	320.2	113	113
Beans	0.7	29	29
Oats	4.8	57	57
Total Cropland	510.8	Less CRP Cropland	179.8
Net Cropland	331.0		

#### CONSERVATION RESERVE PROGRAM CONTRACTS:

Contract #	Acres	Payment/ Acre	Annual Payment	Expiration Date
		11010	1 11 111 111	200
781B	7.5	\$ 84.50	\$ 634	2012
1564D	33.5	109.00	3,652	2015
2048A	10.8	173.95	1,879	2016
2055A	35.8	165.98	5,942	2016
2056C	33.0	163.27	5,388	2016
2057B	2.1	168.94	355	2016
2511A	6.4	167.59	1,073	2020
2513A	7.5	172.16	1,291	2020
3652	15.8	240.43	3,799	2021
3654	0.7	243.60	171	2021
3696	6.3	196.37	1,237	2021
	179.8	\$150.20	\$27,006	

**HIGHLY ERODIBLE**: There are 33.8 acres classified as Highly Erodible Land in the NE 40 acres of farm.

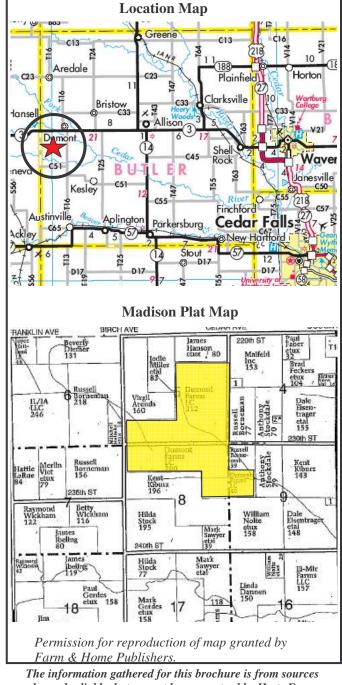
**AVERAGE CSR:** 64.1 Per AgriData – Sections 5,8,9

**CURRENT LEASE:** Open

BUILDINGS: None

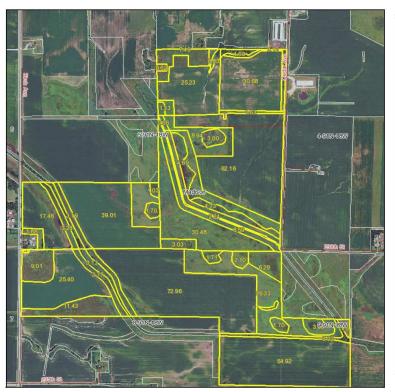
### **GRAIN STORAGE:**

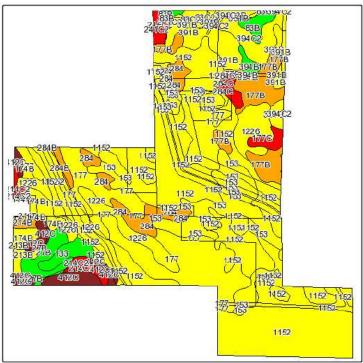
1972 - Grain Storage Bin W/Dryer - 8,000 Bushel 1972 - Grain Storage Bin W/Air - 14,000 Bushel 2003 - Grain Storage Bin W/Air - 10,000 Bushel



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. Reid ##050-667-1

# **Aerial and Soils Maps**





Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Com	Soybeans
1152	Marshan clay loam, 0 to 2 percent slopes	227.3	42.8%		llw		68	181	49
177	Saude loam, 0 to 2 percent slopes	61.5	11.6%		lls		63	174	47
153	Shandep clay loam, 0 to 1 percent slopes	50.7	9.5%	î .	Illw		60	170	46
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	30.9	5.8%		lls		72	157	43
391B	Clyde-Floyd complex, 1 to 4 percent slopes	26.7	5.0%		llw		72	186	50
177B	Saude loam, 2 to 5 percent slopes	25.7	4.9%		lle		58	167	45
284	Flagler sandy loam, 0 to 2 percent slopes	17	3.2%		Ills		55	163	44
412C	Sogn loam, 2 to 9 percent slopes	14.9	2.8%		IVs		13	107	29
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	12.6	2.4%		Ille		68	181	49
174B	Bolan loam, 2 to 5 percent slopes	11.4	2.2%		lls		70	184	50
27B	Terril loam, 2 to 5 percent slopes	9.3	1.8%		lle		82	200	54
133	Colo silty clay loam, 0 to 2 percent slopes	6.6	1.2%		llw		80	197	53
83B	Kenyon loam, 2 to 5 percent slopes	5.7	1.1%		lle		85	204	55
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	5.2	1.0%		Ille		33	134	36
284C	Flagler sandy loam, 5 to 9 percent slopes	3.9	0.7%		llle		30	130	35
177C	Saude loam, 5 to 9 percent slopes	3.9	0.7%	1	Ille		38	140	38
241C2	Saude-Burkhardt complex, 2 to 9 percent slopes, moderately eroded	3.8	0.7%		ľVe	lle	33	134	36
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	3.3	0.6%		lle		74	189	51
394B	Ostrander loam, 2 to 5 percent slopes	2.8	0.5%		lle		85	204	55
284B	Flagler sandy loam, 2 to 5 percent slopes	2.7	0.5%	Į	llle		50	157	42
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	2.6	0.5%	į	Ille		68	181	49
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	2.1	0.4%		lle		58	167	45
Weighted Average					verage	64.1	173.9	47	

State: County: Location: 009-091N-018W Madison Township:





Butler

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