



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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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 1/2 NE 1/4, SE 1/4, and S 1/2 SW 1/4 except acreage in SW corner Section 5 and N 1/4 and SE 1/4 NE 1/4 Section 8 and SW 1/4 NW 1/4 Section 9 all in Township 91 North, Range 18 West of the 5th 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)

Crop	Base Acres	Direct Payment Yield	Counter Cyclical 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
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.

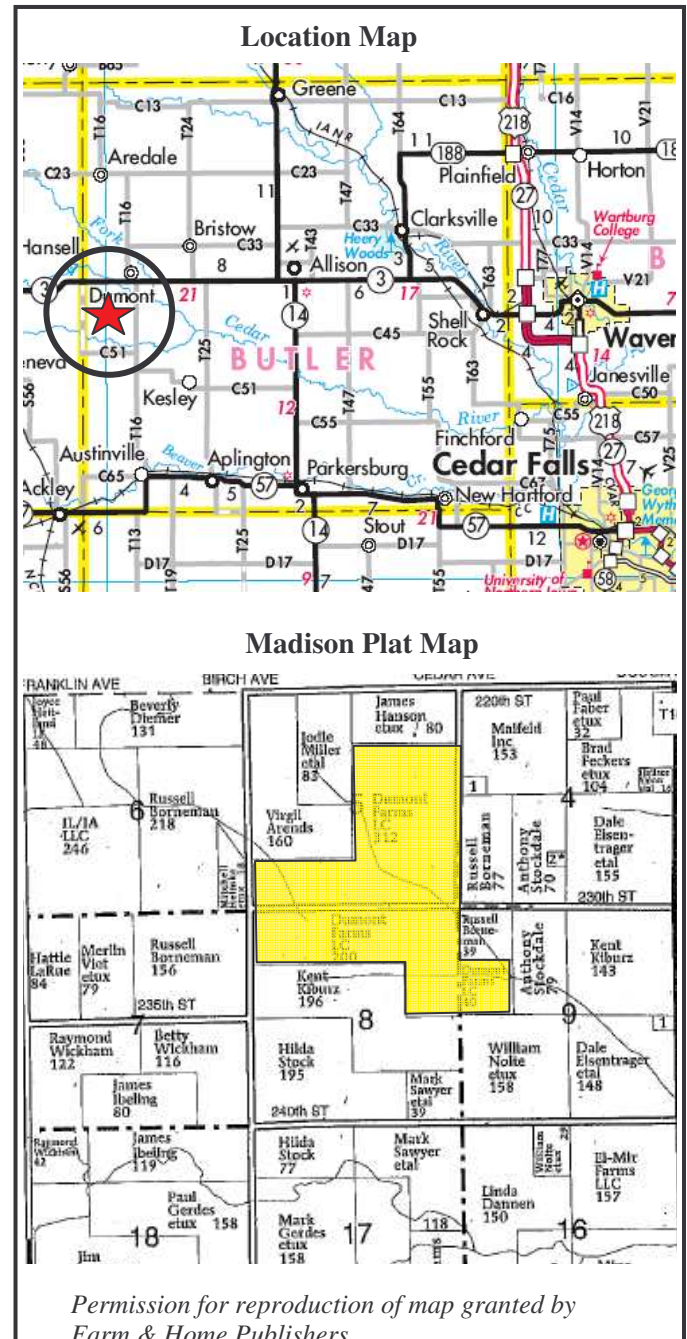
AVERAGE CSR: 64.1 Per AgriData – Sections 5,8,9

CURRENT LEASE: Open

BUILDINGS: None

GRAIN STORAGE:

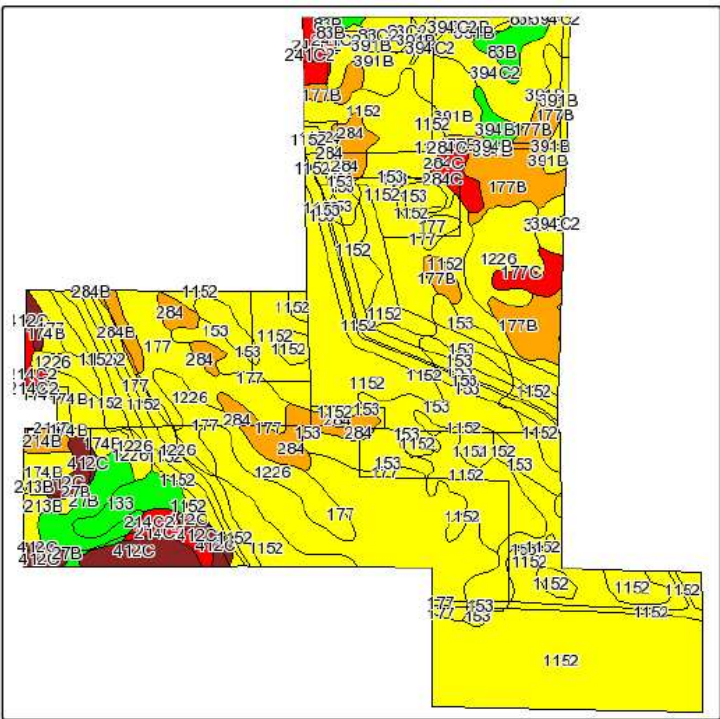
1972 - Grain Storage Bin W/Dryer – 8,000 Bushel
1972 - Grain Storage Bin W/Air – 14,000 Bushel
2003 - Grain Storage Bin W/Air – 10,000 Bushel



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Aerial and Soils Maps



State: Iowa
County: Butler
Location: 009-091N-018W
Township: Madison
Acres: 530.6
Date: 9/27/2011



Maps provided by:

 **surety**

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