



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

**26.5 ACRES M/L
BUTLER COUNTY, IOWA**

OWNER: Daniel Simon Estate

LOCATION: North end of Parkersburg off Hwy 14 adjacent to Beaver Meadows Golf and Country Club, Depot Park, and Beaver Creek. Drive thru golf course and park until you reach Beaver Creek. Property is directly to your east.

LEGAL: Irreg. Tr. In NW NE AND TR. N OF CENTERLINE OF BEAVER CREEK IN W 25 A. OF NE NE ALL IN SECTION 30, TOWNSHIP 90N, RANGE 16W

PRICE/TERMS: \$53,000 (\$2,000 per acre)
10% with offer and balance in cash at closing

RE TAXES: 2010-2011 payable 2011-2012 - \$642 net, on 26.5 taxable acres, \$24.23 per acre.

POSSESSION: On or before closing.

SCHOOL DIST: Parkersburg Community Schools

FSA INFO: #1205, Tract #2371

	Base	DP	CCP
<u>Crop</u>	<u>Acres Est</u>	<u>Yield</u>	<u>Yield</u>
Corn	9.4	111	119

Total Cropland 9.4

AVERAGE CSR: 75.5 Per AgriData

BUILDINGS: None

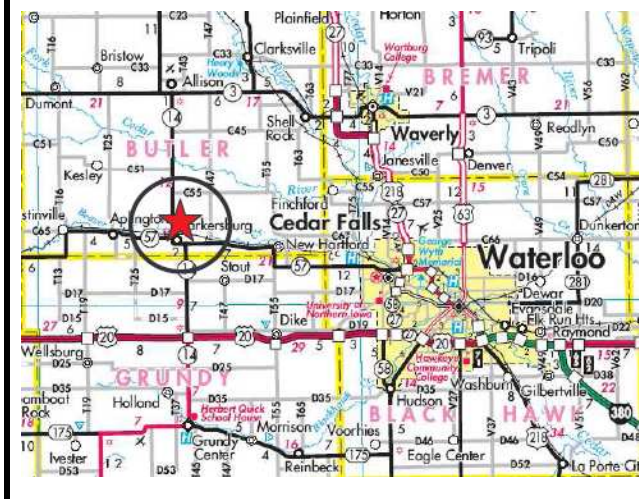
GRAIN STORAGE: None

WELL: None

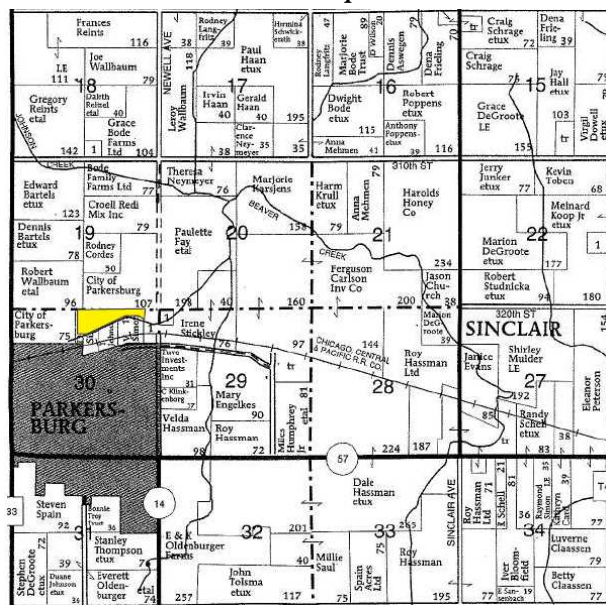
HIGHLY ERODIBLE CLASSIFICATION: all land is classified as Non Highly Erodible Land (NHEL)

COMMENTS: The 9.4 acres of CRP recently expired (10/1-11). Since the CRP was not maintained according to the contract, it was not eligible for reenrolling. Currently, the expired CRP is covered in volunteer trees that would need bulldozed in order to potentially plant a crop for the 2012 crop season which under current CRP guidelines would make it eligible again for CRP in 2013. Aerial photo shows directions thru park to access property.

Location Map



Plat Map



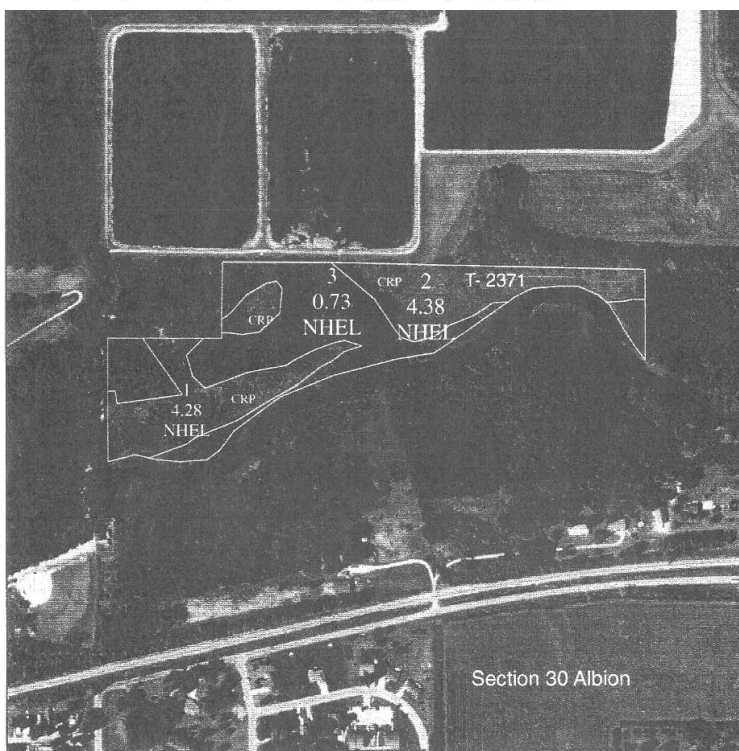
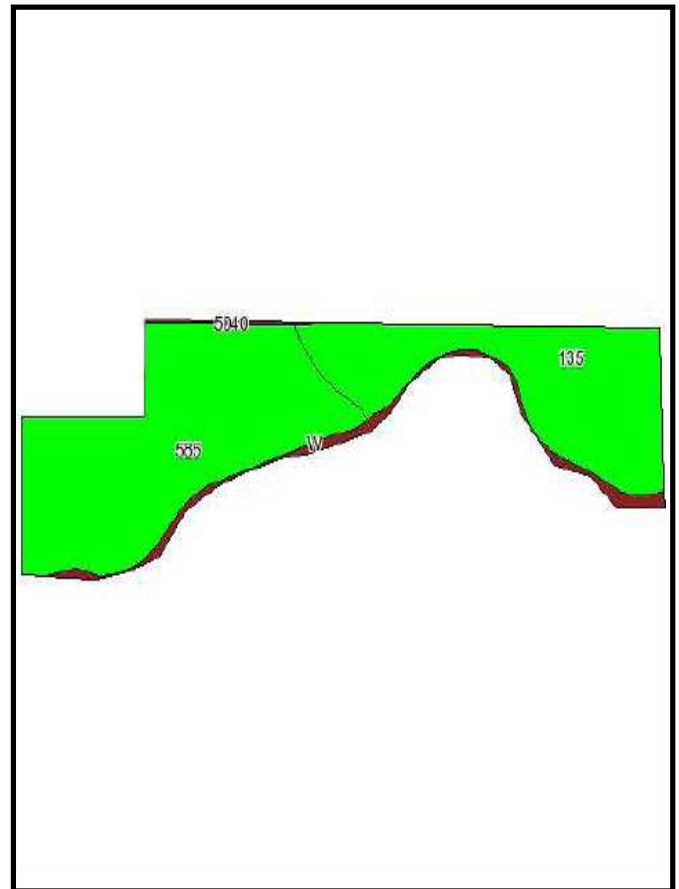
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REID# 050-0654*

Aerial – FSA Aerial and Soils Map



Soils – Entire Property



Soils Chart - Entire Property

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
585	Spillville-Coland complex, 0 to 2 percent slopes	15.1	57.0%		Illw	80	197	53
135	Coland clay loam, 0 to 2 percent slopes	9.9	37.4%		Illw	80	197	53
W	Water	1.4	5.1%			0		
5040	Orthents, loamy	0.1	0.5%			5		
Weighted Average						75.5	186	50

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