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WE ARE PLEASED TO PRESENT

**57.13 Acres m/l
Butler County, Iowa**

OWNER: RUSSELL J. MILLER

LOCATION: Approximately 3 miles northwest of
Clarksville.

LEGAL: West 57.13 acres of N 1/2 of NE 1/4, Section 34,
Township 93 North (Dayton), Range 16 West of 5th P.M.,
Butler County, IA.

PRICE/TERMS: \$220,000 (\$3,850/A) 10% with offer and
balance in cash at closing.

RE TAXES: 2008-2009, payable 2009-2010, \$1,064.00 net.

POSSESSION: Negotiable - Subject to lease through
3/1/2010.

SCHOOL DIST: Greene Community Schools

FSA INFO: FSA #613, Tract 839 (Currently combined with farm
directly to the north in Section 27, but will be split resulting in the current
estimated total cropland acres of 48.85.)

	BASE	DP	CC
<u>CROP</u>	<u>ACRES</u>	<u>YIELD</u>	<u>YIELD</u>
Corn	32 (estimated)	122	122

TOTAL CROPLAND = 48.85

SOILS: DuPage loam, Raddle silt loam, etc

AVERAGE CSR: 72.9 on 48.8 CRP & farmed acres per
AgriData.

HIGHLY ERODIBLE CLASSIFICATION: All tillable land
is classified Non-Highly Erodible Land (NHEL).

COMMENTS: Productive farm with Shell Rock River
brodering the northeast edge providing recreation
opportunities with a good return. Appears to also include
small piece of land lying east of the River.

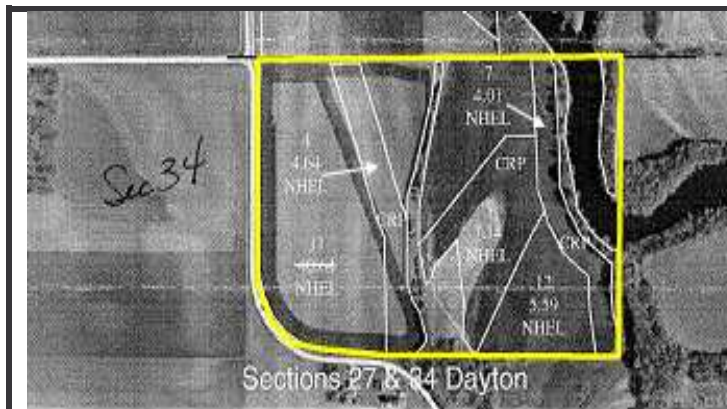
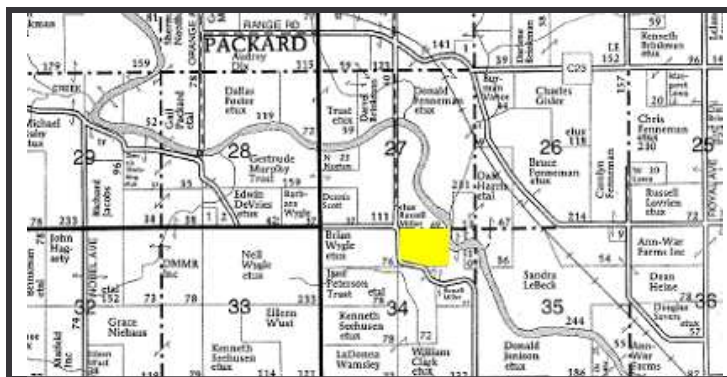
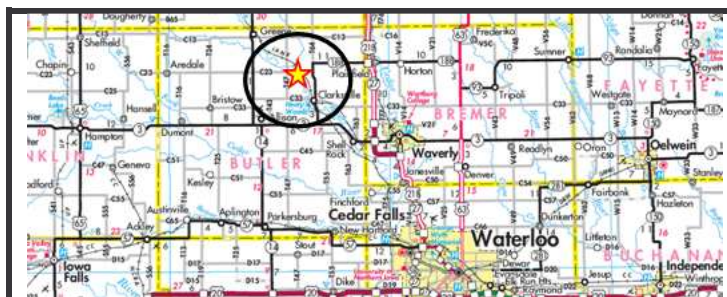
BUILDINGS: None

GRAIN STORAGE: None

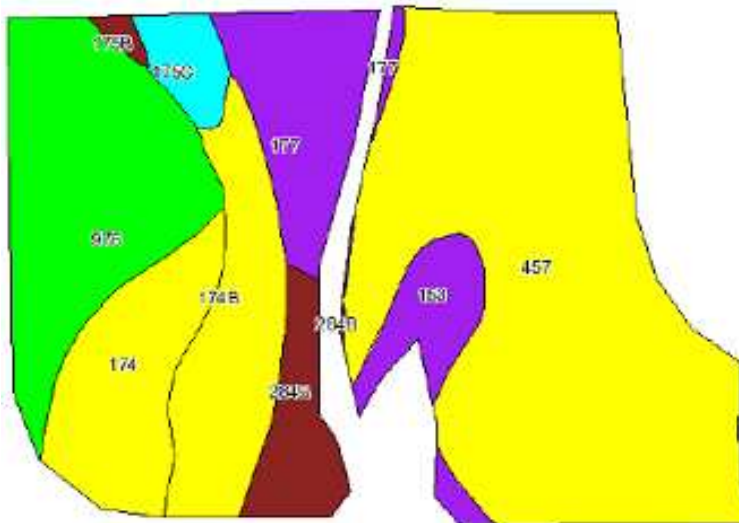
WELL: None

CRP: Total of 15.79 acres are enrolled in the
Conservation Reserve Program (CRP) with a total
annual payment of \$2,657. See contracts listed below:

Acres	Rate/Ac	Annual Pmt	Contract Period
7.1	\$152.45	\$1,082	2/1/06 – 9/30/16
4.6	\$179.42	\$825	2/1/06 – 9/30/20
4.0	\$187.40	\$750	2/1/06 – 9/30/20



*The information gathered for this brochure is from sources deemed reliable,
but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*



**MILLER – CROPLAND ONLY
SEC 34, T93N, R16W of 5th P.M.,
BUCHANAN COUNTY, IA**

0 - 20
21 - 30
31 - 40
41 - 50
51 - 60
61 - 70
71 - 80
81 - 90
91 - 100

Acres shown : 48.8

Average CSR : 72.9

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
457	Du Page loam, 0 to 2 percent slopes		21.1	43.3%	IIw	72	186	50
976	Raddle silt loam, 0 to 2 percent slopes		8.3	17.0%	I	95	217	59
174B	Bolan loam, 2 to 5 percent slopes		4.9	10.0%	IIe	70	184	50
174	Bolan loam, 0 to 2 percent slopes		4.6	9.5%	IIe	75	190	51
177	Saude loam, 0 to 2 percent slopes		4.2	8.5%	IIe	63	174	47
264B	Flagler sandy loam, 2 to 5 percent slopes		2.2	4.5%	IIIe	50	157	42
153	Shandep clay loam, 0 to 1 percent slopes		2.1	4.4%	IIlw	60	170	46
175C	Dickinson fine sandy loam, 5 to 9 percent slopes		1.2	2.4%	IIIe	40	143	39
175B	Dickinson fine sandy loam, 2 to 5 percent slopes		0.2	0.5%	IIIe	55	163	44
Weighted Average						72.9	187.5	50.6



VIEW OF CRP FIELD WITH TREE PLANTING



SHELL ROCK RIVER

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