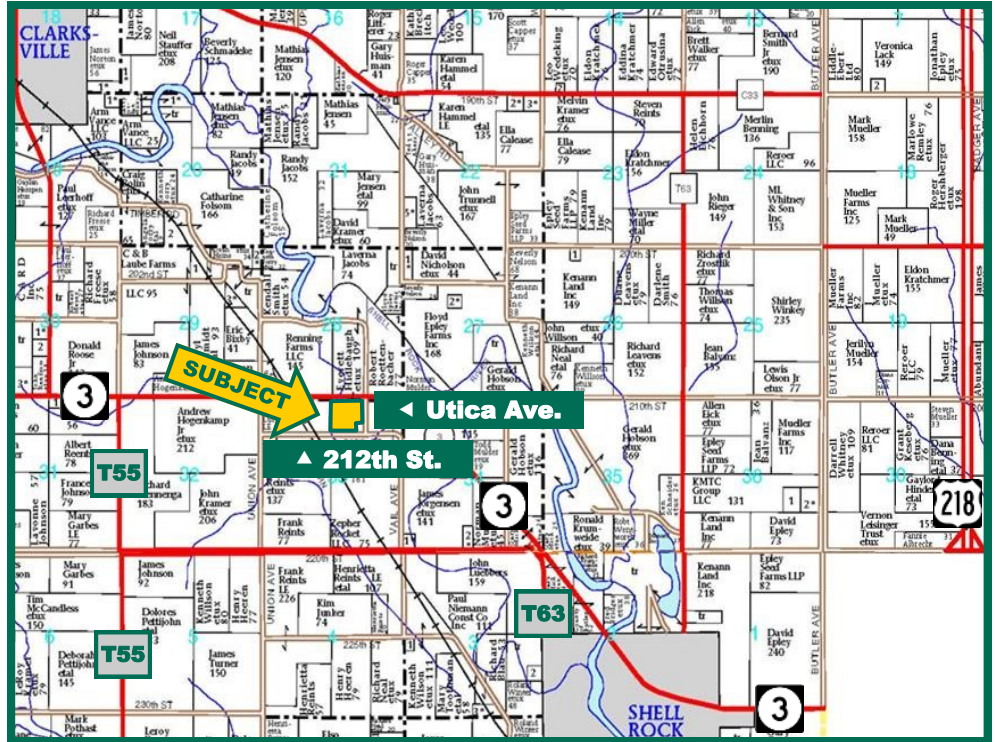


**34.09 Acres,
m/l, Butler
County, IA**



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

Property Information

Location

Approximately 2 1/2 miles Northwest of Shell Rock. Hwy. 3 runs along north border of property; 212th St. runs along south border of property.

Legal Description

NW 1/4 NE 1/4 EXC PCL D Section 33, Township 92 North, Range 15 West of the 5th P.M., Butler County, IA

Price & Terms

- \$200,000
- \$5,866.82/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to lease for the 2018 crop year.

Lease

Lease in place for 2018 crop year with tenant in the 5th year. Contact listing agent for lease terms.

Real Estate Tax

Taxes Payable 2017 - 2018: \$646
Net Taxable Acres: 34.09
Tax per Net Taxable Acre: \$18.95

FSA Data

Farm Number 2669, Tract 4700
Crop Acres: 33.04
Corn Base: 17.4
Corn PLC Yield: 124 Bu.
Bean Base: 12.7
Bean PLC Yield: 29 Bu.

CRP Contracts

There are 2.9 acres enrolled in a CP21 Filter Strip CRP contract that pays \$805 annually and expires 9/30/2022.

Soil Types/Productivity

Primary soils are Flagler sandy loam and Spillville loam. See soil map for detail. CSR2 is 59.28 per 2017 Hertz GIS, based on FSA crop acres.

Land Description

Level. 95-100% of property lies in flood plain.

Buildings/Improvements

None

Drainage

No known tile.

Water & Well Information

No well.

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Aerial Photo



Comments

This property is conveniently located adjacent to the ethanol plant located on Utica Ave. and Hwy. 3; and is approximately 5 miles west of 4-lane Hwy. 218.

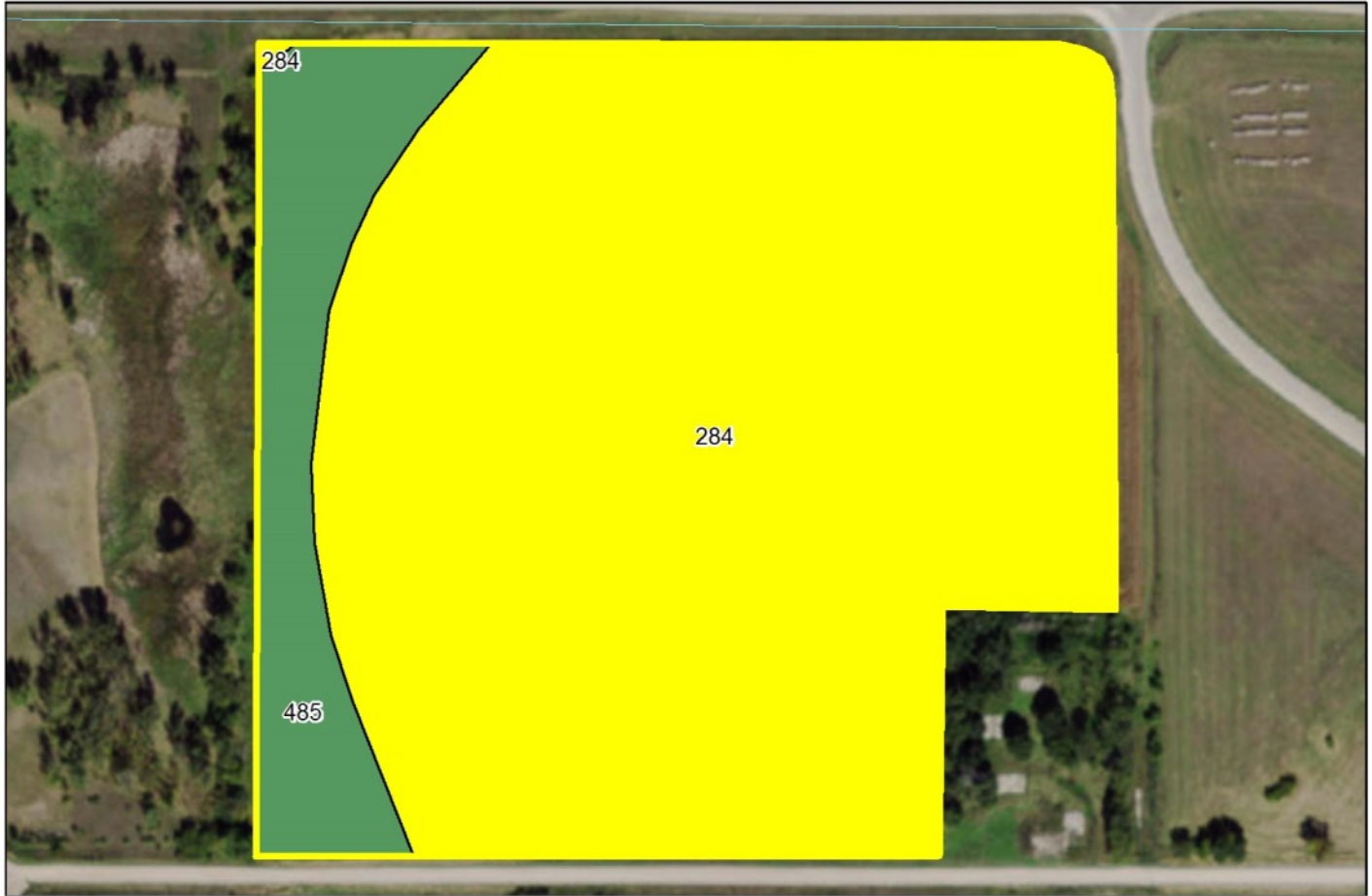
Property has a small wetland buffer CRP strip running along the west end.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map - Entire Property



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
284	Flagler sandy loam, 0 to 2 percent slopes	29.85	87.57	3	56	
485	Spillville loam, 0 to 2 percent slopes	4.24	12.43	2	90	

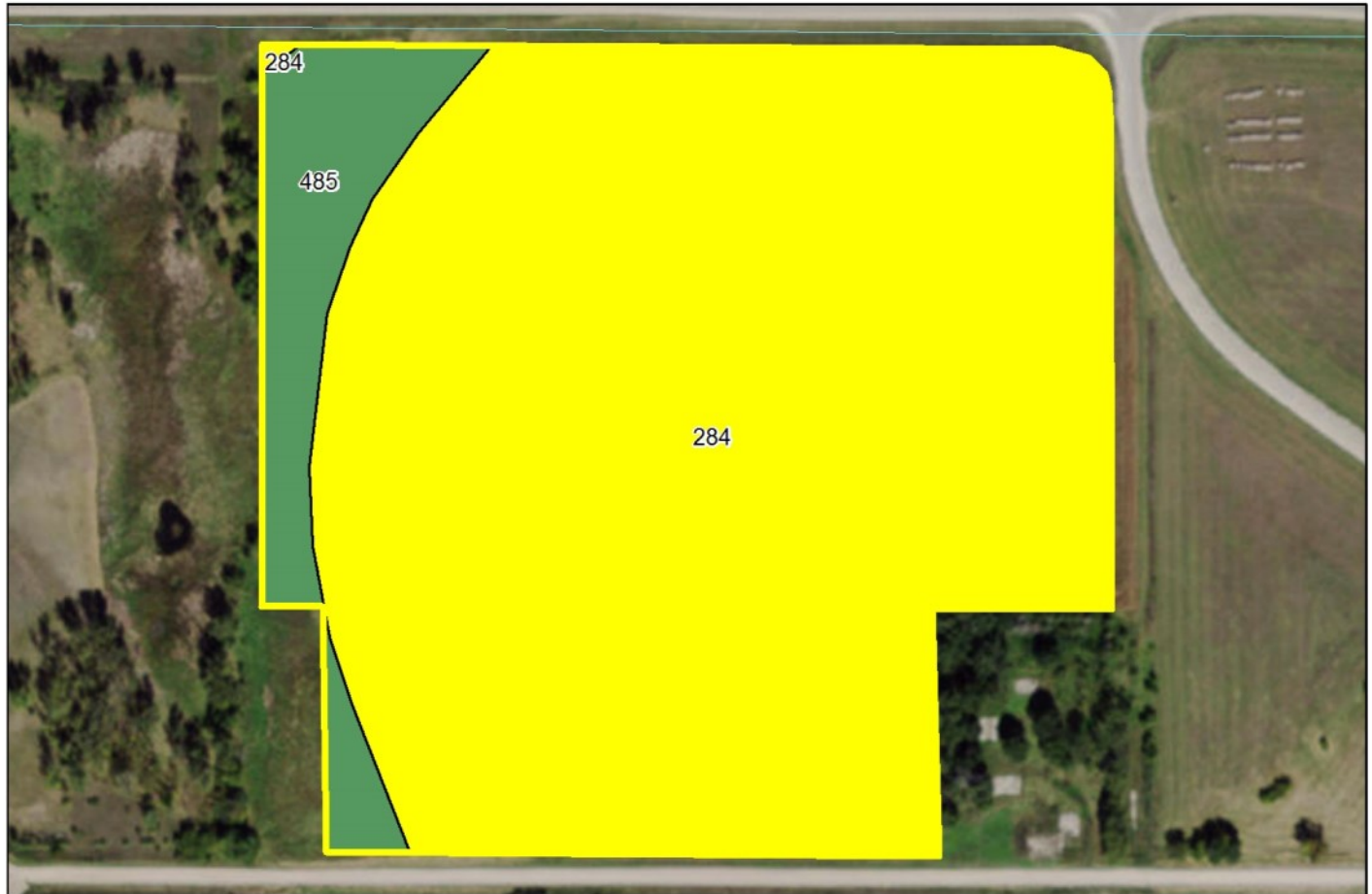
Measured Tillable Acres: 34.09

Average CSR2: 60.23

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Soil Map - Tillable Only



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
284	Flagler sandy loam, 0 to 2 percent slopes	29.85	90.34	3	56	
485	Spillville loam, 0 to 2 percent slopes	3.19	9.66	2	90	

Measured Tillable Acres: 33.04

Average CSR2: 59.28

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FSA Map



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