

# Land For Sale

**ACREAGE:**

**280.0 Acres, m/l**

**LOCATION:**

**Butler County, IA**



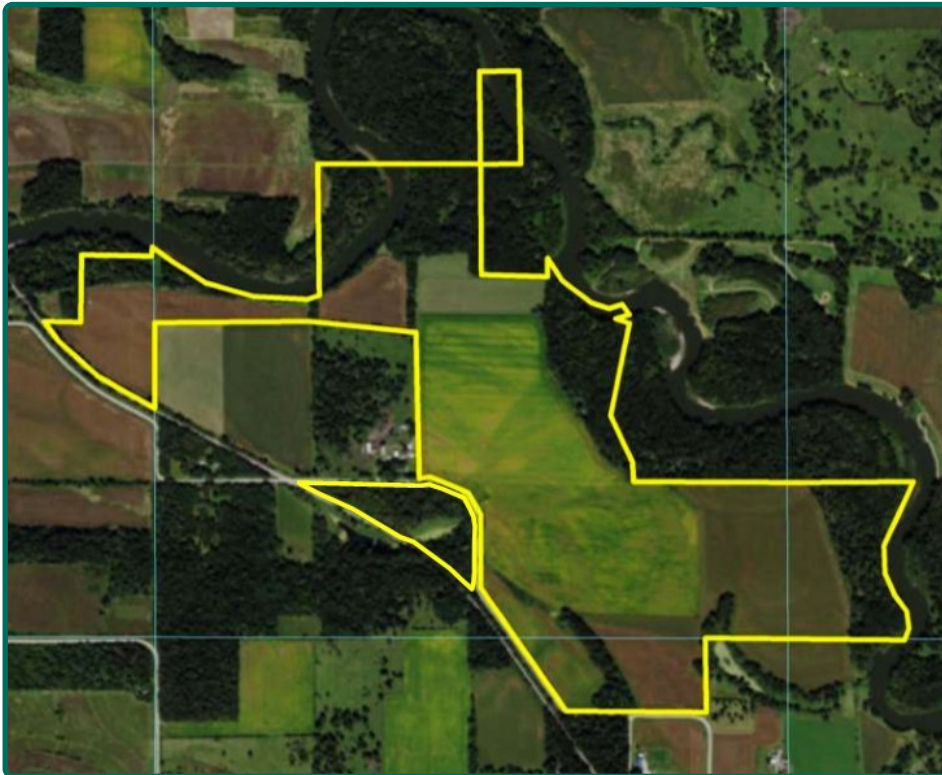
## Property *Key Features*

- Productive farm ground
- Excellent recreational and hunting opportunities
- 2 miles from ethanol plant

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|                           |                  |
|---------------------------|------------------|
| <b>Total Acres:</b>       | <b>280.00</b>    |
| <b>Crop Acres:</b>        | <b>176.19</b>    |
| <b>Corn Base Acres:</b>   | <b>84.8</b>      |
| <b>Bean Base Acres:</b>   | <b>66.5</b>      |
| <b>Soil Productivity:</b> | <b>69.3 CSR2</b> |

## Parcel 1 Property Information 280.0 Acres, m/l

### Location

From Clarksville: South 0.5 miles on Hwy 188, then east 1 mile on Timber Road. Property is on both sides of Timber Road.

### Legal Description

Multiple parcels in Sections 19, 20, 21 and 29, all in T92N, R15W, Butler Twp., Butler Co., IA. (Exact legal per Abstract of Title.)

### Price & Terms

- \$1,000,000.00
- \$3,571.43/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Possession will be given at settlement subject to the existing lease which expires March 1, 2018. Taxes will be prorated to closing

### Real Estate Tax

Taxes Payable 2017 - 2018: \$4,692  
Net Taxable Acres: 210.65\*  
Tax per Net Taxable Acre: \$22.27  
\*65.35 acres in Forest Reserve are tax exempt.

### FSA Data

Farm Number: 344, Tract 1850  
Crop Acres: 176.19  
Corn Base: 84.8  
Corn PLC Yield: 132 Bu.  
Bean Base: 66.5  
Bean PLC Yield: 38 Bu.

### CRP Contracts

None.

### Soil Types/Productivity

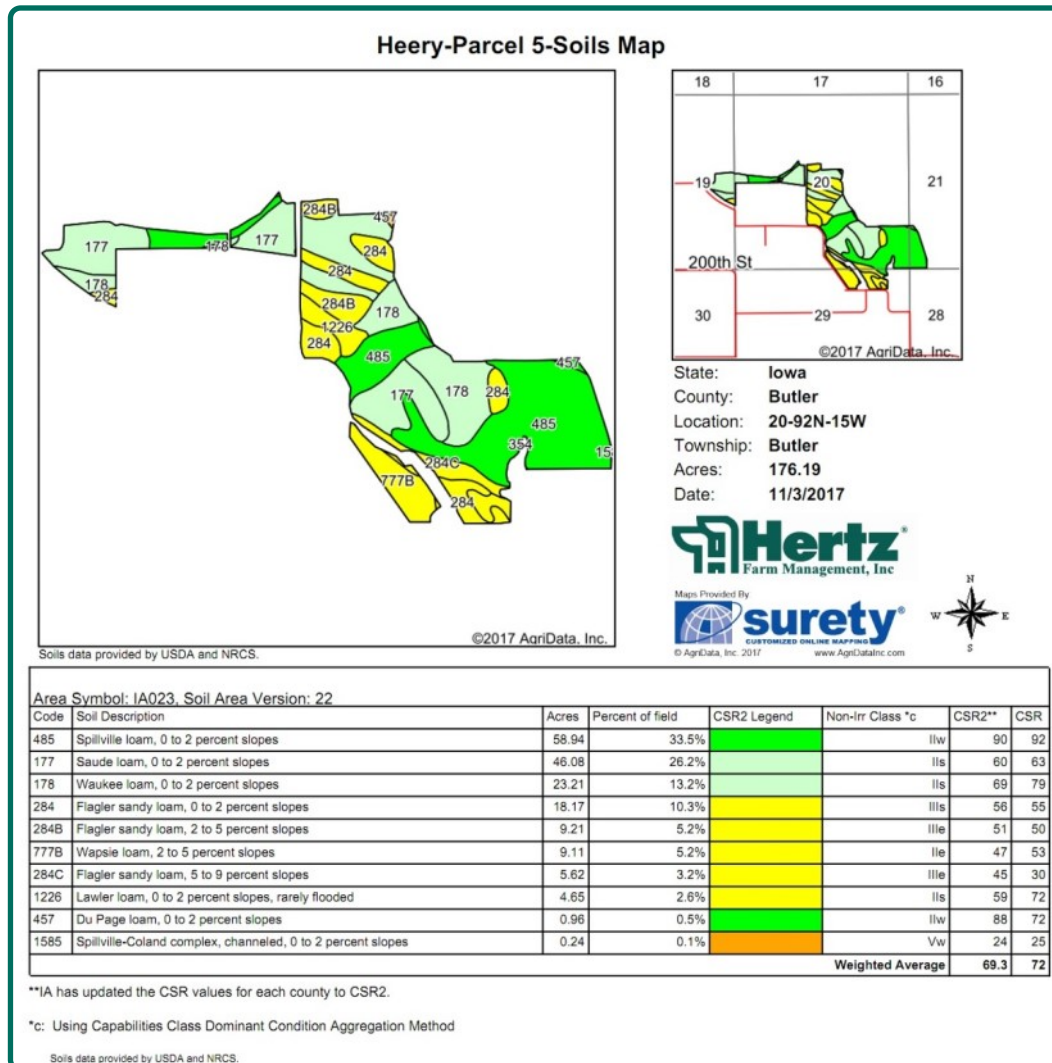
Primary soils are Spillville, Saude, Waukee, Flagler and Wapsie loam. See soil map for detail.

- **CSR2:** 69.3 per 2017 AgriData, Inc., based on FSA effective crop acres.

### Yield History (Bu./Ac.)

| Year | Corn | Beans |
|------|------|-------|
| 2013 | 117  | 43    |
| 2014 | 135  | 28    |
| 2015 | 151  | 53    |
| 2016 | 0    | 6     |
| 2017 | 156  | 51    |

2013-2016 yield information provided by crop insurance; 2017 yield information taken from settlement sheets.



## Land Description

Majority of farm is nearly level with some moderate slopes at the south end of the farm.

## Buildings/Improvements

None.

## Drainage

Natural except for 6" tile main 1,460' long running through the middle of the farm.

## Water & Well Information

None.

## Comments

Productive farm ground with many recreational and hunting opportunities with timber and the Shell Rock River.

## Property Showings

Please contact the acreage owner at (319) 415-6181 before driving onto the property.

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

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