

Land For Sale

ACREAGE:

148.57 Acres, m/l

LOCATION:

Butler County, IA



Property *Key Features*

- Highly Productive Butler County Farm on Hard-Surface Road
- Farm is Extensively Pattern Tiled
- CSR2 of 86.17

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Total Acres:	148.57
Crop Acres*:	146.29
CRP Acres:	6.95
Corn Base Acres*:	135.76
Soil Productivity:	86.17 CSR2

**Acres and Bases are Estimated*

Property Information

148.57 Acres, m/l

Location

Approximately 3 miles southeast of Allison on the southwest corner of Sinclair Ave. and Butler Center Rd. intersection.

Legal Description

E NE 1/4 EXC. TR., E SEL Section 16, Township 91 North, Range 16 West of the 5th P.M., Butler County, IA

Price & Terms

- \$1,389,129.50
- \$9,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2018 - 2019: \$4,160
Net Taxable Acres: 148.57
Tax per Net Taxable Acre: \$28.00

FSA Data

Part of Farm Number 5757
Crop Acres*: 146.29
Corn Base Acres*: 135.76
Corn PLC Yield: 169.7 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

CRP Contracts

There are four CRP contracts on the farm, as follows:

- CP1 contract on 4.84 acres pays \$987 annually and expires 9/30/2023.
- CP21 contract on 1.12 acres pays \$422 annually and expires 9/30/2025.
- CP8A contract on 0.55 acres pays \$158

annually and expires 9/30/2021.

- CP8A contract on 0.44 acres pays \$97 annually and expires 9/30/2021.

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the estimated FSA crop acres is 86.17 per 2018 Hertz GIS. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Drainage

Extensively pattern tiled. See tile map.

Water & Well Information

None

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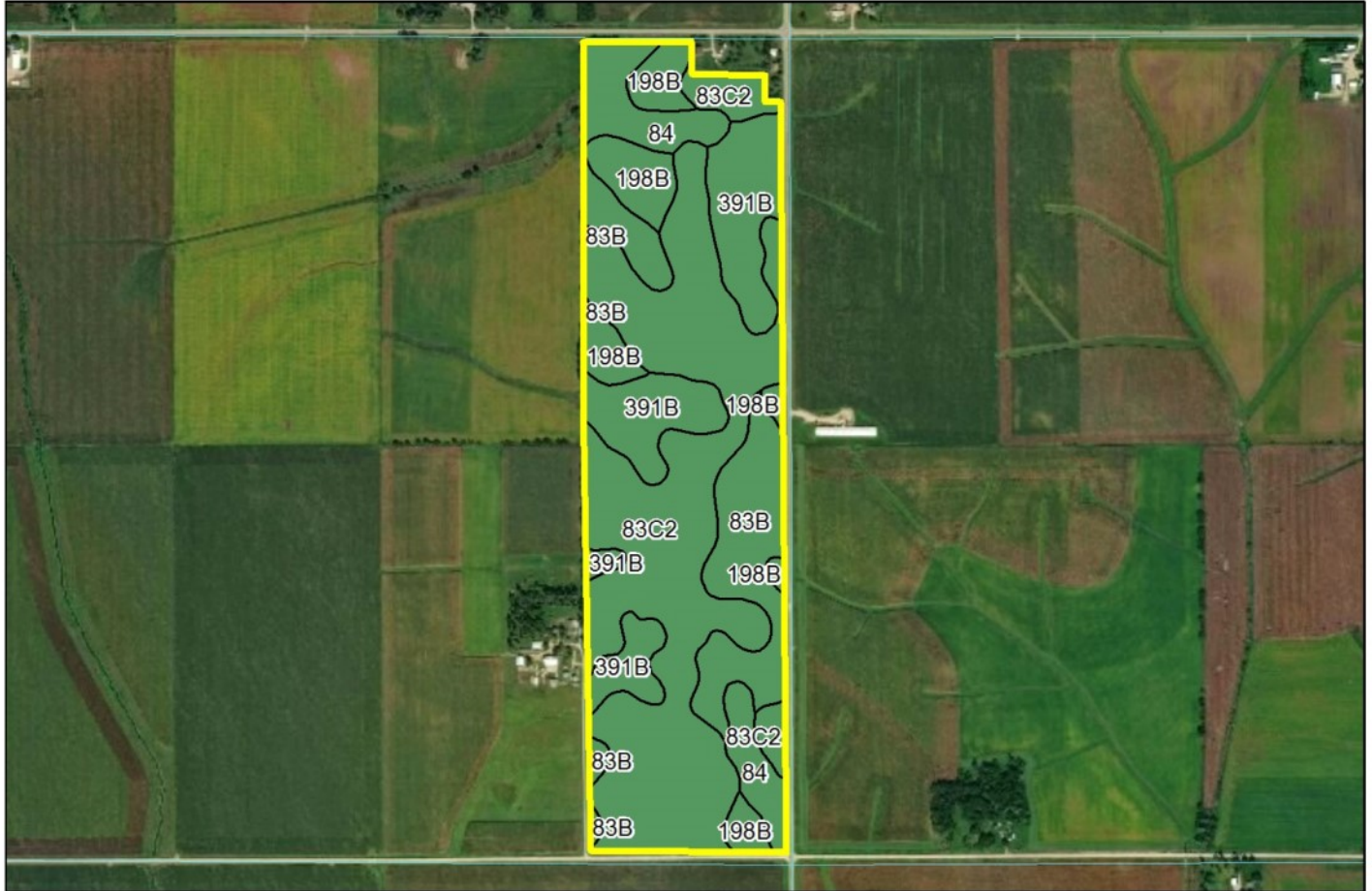
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Soil Map Entire Property

148.57 Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	74.01	49.82	3	84	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	25.16	16.94	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	18.25	12.28	2	90	
84	Clyde silty clay loam, 0 to 3 percent slopes	17.35	11.67	2	88	
198B	Floyd loam, 1 to 4 percent slopes	13.80	9.29	2	89	

Measured Tillable Acres: 148.57

Average CSR2: 86.18

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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Soil Map Tillable Only

146.29 Tillable Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	74.33	50.81	3	84	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	22.48	15.36	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	18.74	12.81	2	90	
84	Clyde silty clay loam, 0 to 3 percent slopes	16.59	11.34	2	88	
198B	Floyd loam, 1 to 4 percent slopes	14.15	9.67	2	89	

Measured Tillable Acres: 146.29

Average CSR2: 86.17

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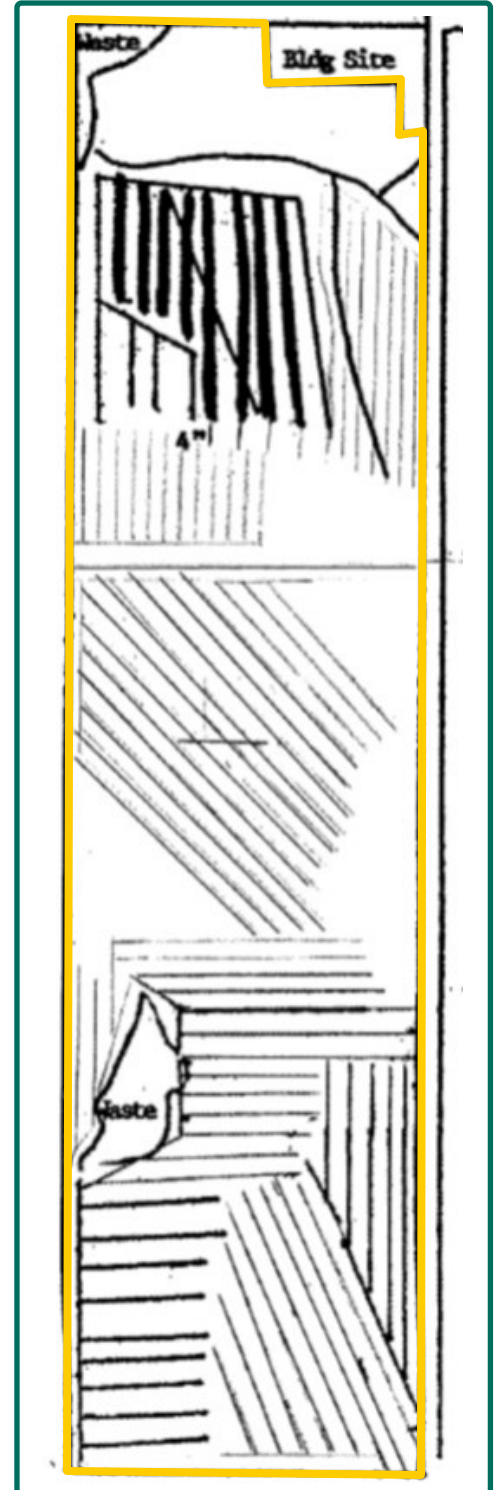
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