

Land For Sale

ACREAGE:

77.74 Acres, m/l

LOCATION:

Butler County, IA

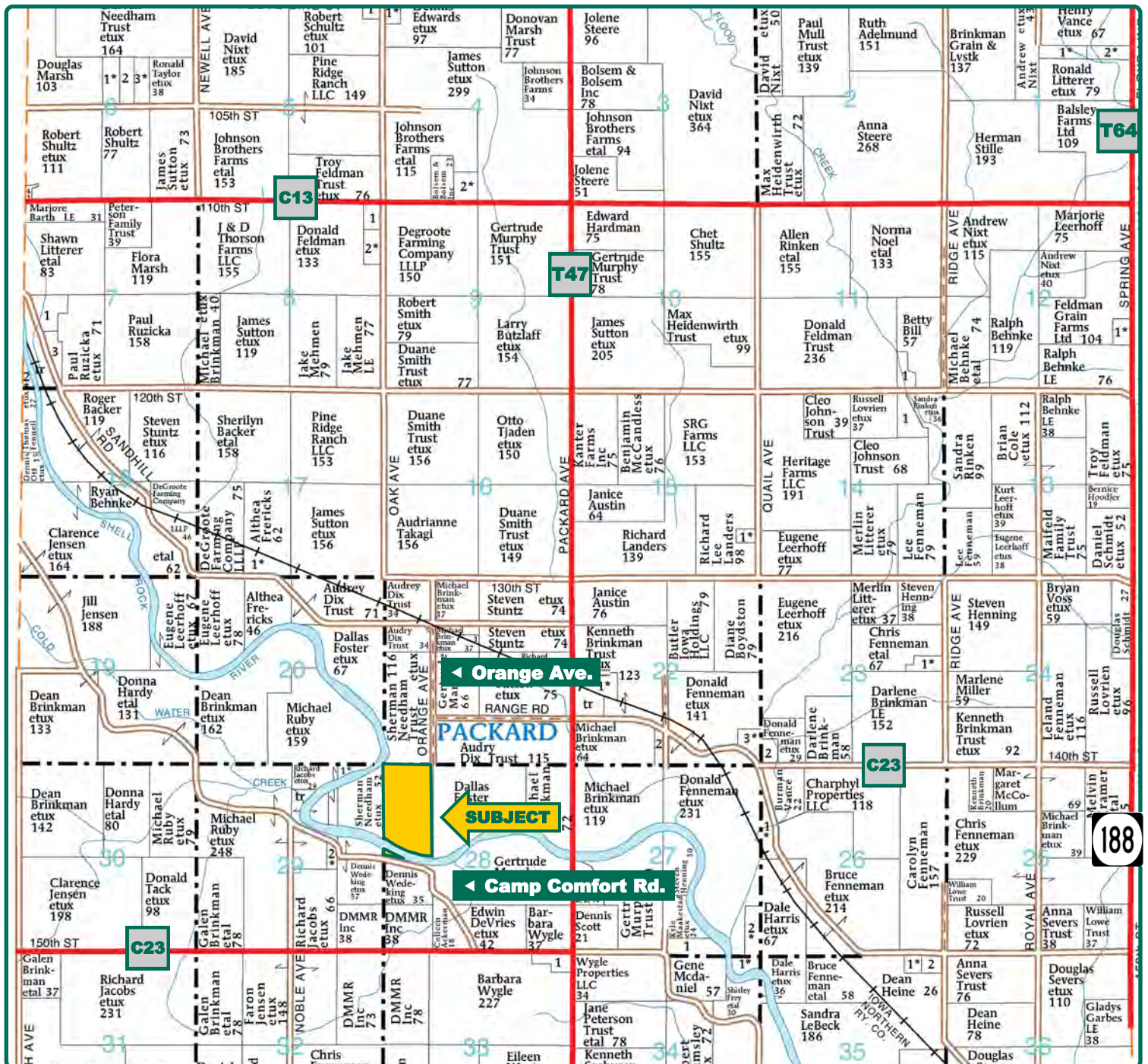


Property *Key Features*

- Located Along the Shell Rock River
- 5 Miles Northwest of Clarksville, Iowa
- Highly Tillable Farm with Bonus Recreational Opportunities

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag



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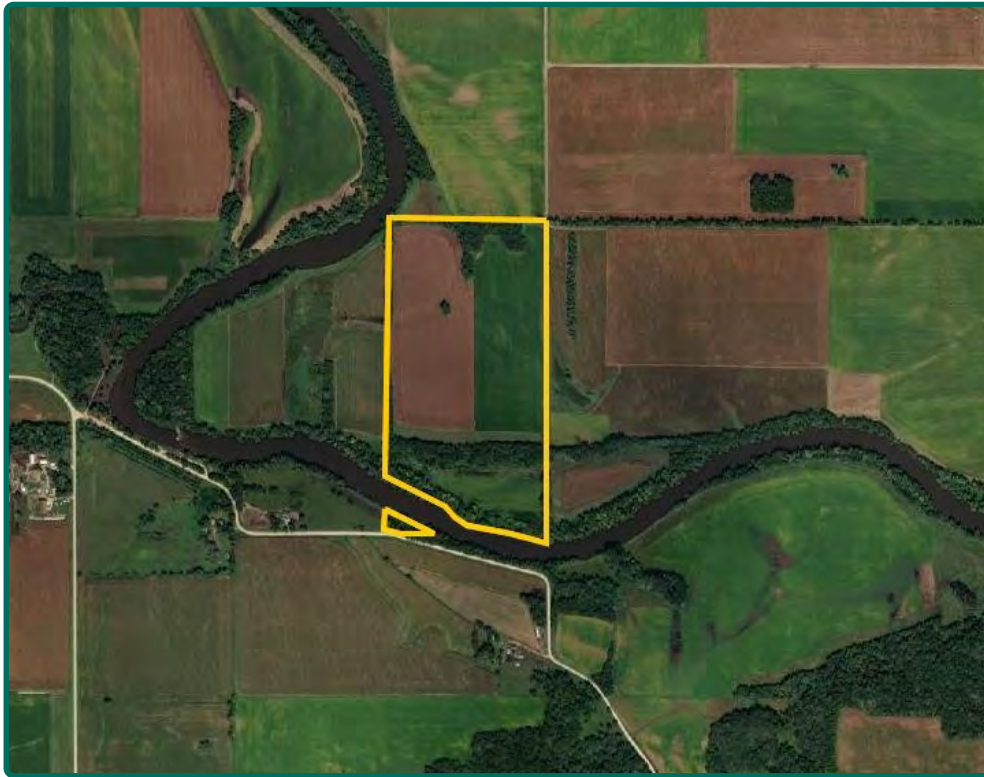
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FSA/Eff. Crop Acres:	52.71
CRP Acres:	7.50
Corn Base Acres:	31.30
Bean Base Acres:	21.38
Soil Productivity:	65.24 CSR2

Property Information

77.74 Acres, m/l

Location

Approximately ¼ mile southwest of Packard, Iowa.

Legal Description

W½ NW¼ excluding the Shell Rock River Section 28, Township 93 North, Range 16 West of the 5th P.M.

Price & Terms

- \$462,553
- \$5,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,834
Net Taxable Acres: 77.74
Tax per Net Taxable Acre: \$23.59

Lease Status

Leased for the 2021 crop year.

FSA Data

Farm Number 666, Tract 829
FSA/Eff. Crop Acres: 52.71
CRP Acres: 7.50
Corn Base Acres: 31.30
Corn PLC Yield: 134 Bu.
Bean Base Acres: 21.38
Bean PLC Yield: 45 Bu.

CRP Contracts

There are 7.50 acres enrolled in a CP-21 contract that pays \$1,733 annually and expires 09/30/2033.

Soil Types/Productivity

Primary soils are Saude loam and Flagler sandy loam. CSR2 on the FSA/Eff. crop acres is 65.24. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to gently rolling.

Drainage

Natural.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
177	Saude loam, 0 to 2 percent slopes	18.43	34.97	2	60	
284	Flagler sandy loam, 0 to 2 percent slopes	17.93	34.02	3	56	
457	Du Page loam, 0 to 2 percent slopes	14.37	27.27	2	88	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	1.03	1.95	4e	34	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	0.60	1.14	6	8	
178	Waukee loam, 0 to 2 percent slopes	0.35	0.66	2	69	

Measured Tillable Acres: 52.71

Average CSR2: 65.24

Buildings/Improvements

None.

Water & Well Information

None known.

Comments

Highly tillable farm in northwest Butler County with great recreational opportunities.

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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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Looking southwest



Looking north



Looking northeast



Looking southeast



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