

Land For Sale

ACREAGE:

37.0 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 87.38**

Justin Bahr

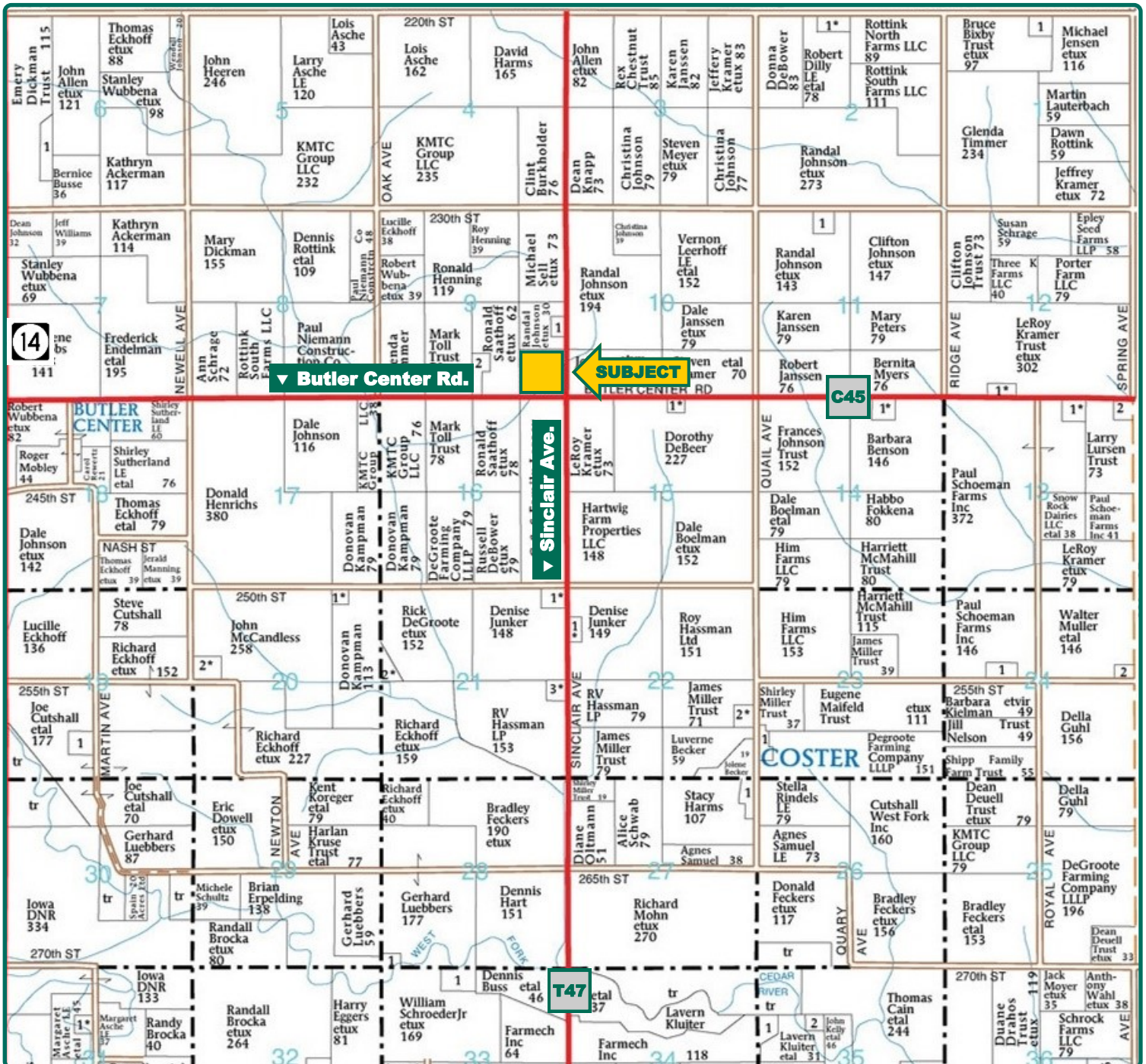
Licensed Salesperson in IA
JustinB@Hertz.ag

319.234.1949

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

Cal Wilson

Licensed Salesperson in IA
CalW@Hertz.ag



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

Justin Bahr
Licensed Salesperson in IA
JustinB@Hertz.ag

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

Cal Wilson
Licensed Salesperson in IA
CalW@Hertz.ag



Total Acres: 37.0
Crop Acres*: 36.13
Corn Base Acres*: 33.94
Soil Productivity: 87.38 CSR2

**Crop acres and bases are estimated*

Property Information

37.0 Acres, m/l

Location

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

Legal Description

SE 1/4 SE 1/4 Section 9, Township 91 North, Range 16 West of the 5th P.M., Butler County, IA. Jefferson Township.

Price & Terms

- \$347,800
- \$9,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,090
Net Taxable Acres: 37
Tax per Net Taxable Acre: \$29.46

FSA Data

Part of Farm Number 5757
Crop Acres*: 36.13
Corn Base Acres*: 33.94
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

None

Soil Types/Productivity

Primary soils are Floyd loam and Clyde silty clay loam. CSR2 on the estimated FSA crop acres is 87.38 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

Justin Bahr

Licensed Salesperson in IA
JustinB@Hertz.ag

319.234.1949

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

Cal Wilson

Licensed Salesperson in IA
CalW@Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
198B	Floyd loam, 1 to 4 percent slopes	11.95	32.31	2	89	
84	Clyde silty clay loam, 0 to 3 percent slopes	11.19	30.24	2	88	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.38	22.66	3	84	
83B	Kenyon loam, 2 to 5 percent slopes	3.15	8.51	2	90	
171B	Bassett loam, 2 to 5 percent slopes	2.32	6.28	2	85	

Measured Tillable Acres: 37.00

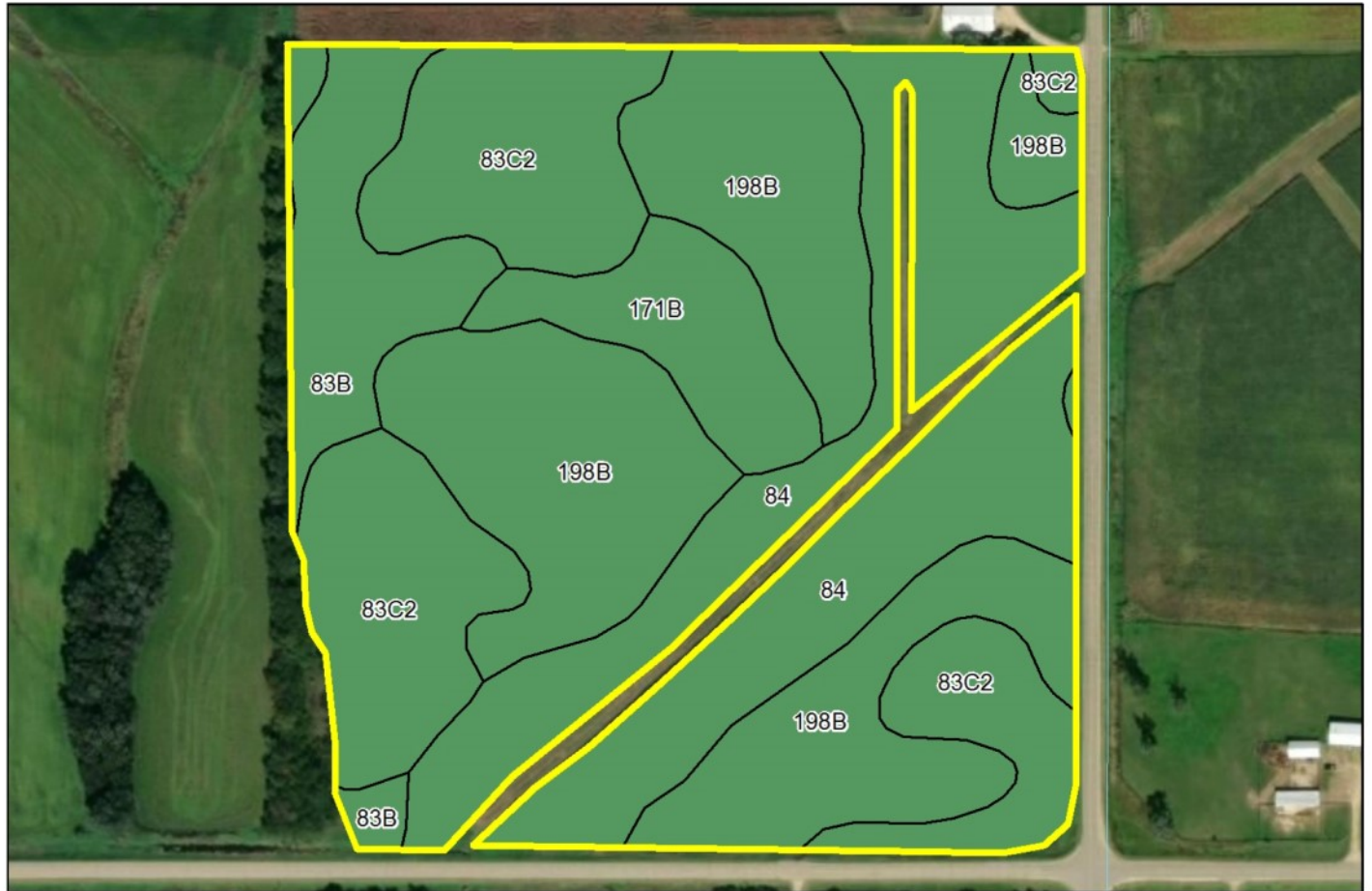
Average CSR2: 87.40

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.

Justin Bahr
Licensed Salesperson in IA
JustinB@Hertz.ag

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

Cal Wilson
Licensed Salesperson in IA
CalW@Hertz.ag



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
198B	Floyd loam, 1 to 4 percent slopes	12.22	33.83	2	89	
84	Clyde silty clay loam, 0 to 3 percent slopes	10.21	28.25	2	88	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.37	23.18	3	84	
83B	Kenyon loam, 2 to 5 percent slopes	3.00	8.31	2	90	
171B	Bassett loam, 2 to 5 percent slopes	2.32	6.43	2	85	

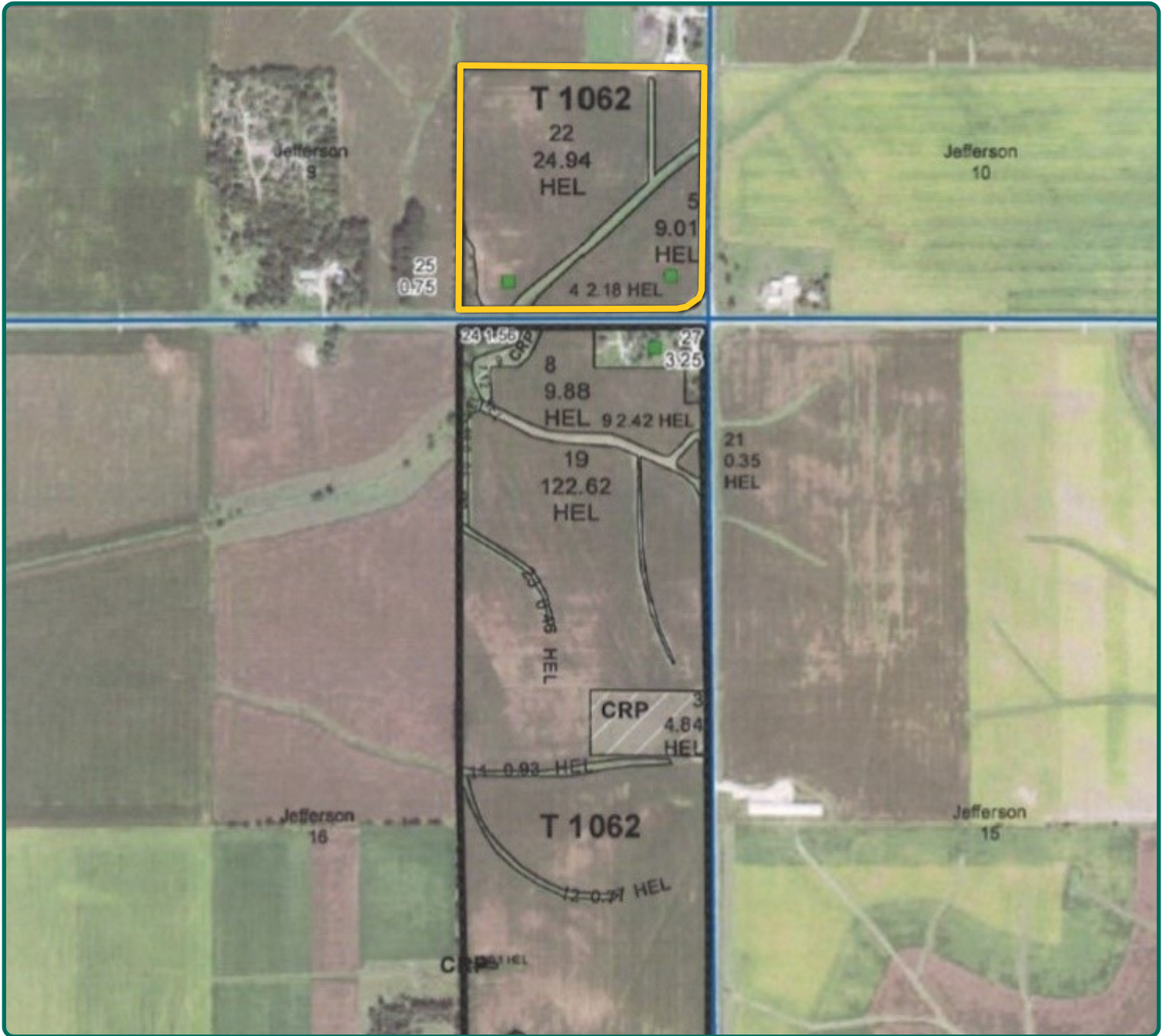
Measured Tillable Acres: 36.13

Average CSR2: 87.38

Justin Bahr
Licensed Salesperson in IA
JustinB@Hertz.ag

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

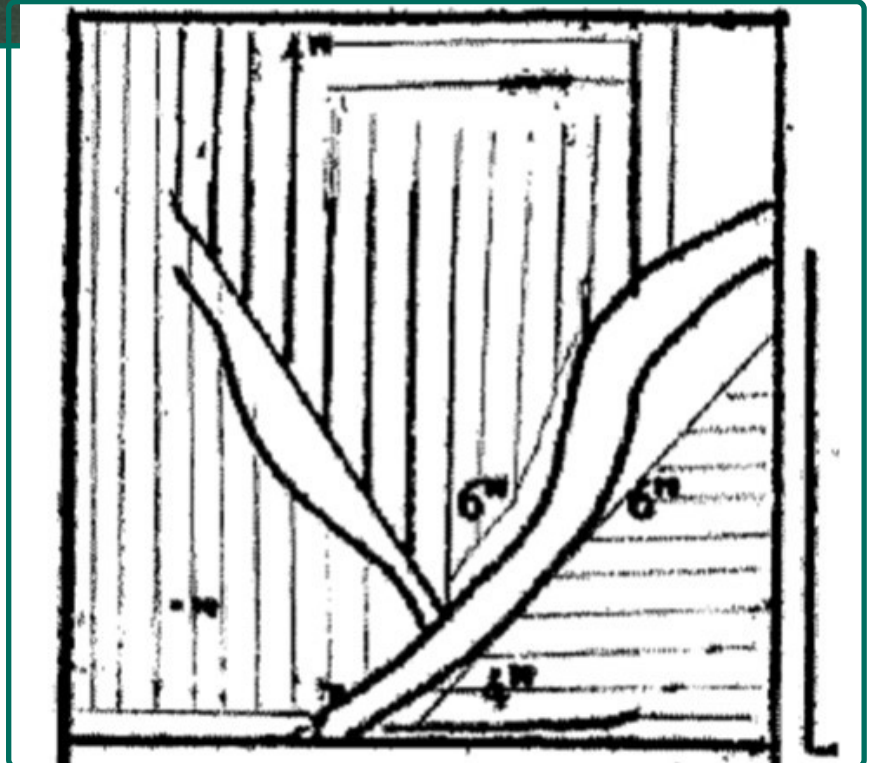
Cal Wilson
Licensed Salesperson in IA
CalW@Hertz.ag



Justin Bahr
 Licensed Salesperson in IA
JustinB@Hertz.ag

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

Cal Wilson
 Licensed Salesperson in IA
CalW@Hertz.ag



Justin Bahr
Licensed Salesperson in IA
JustinB@Hertz.ag

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

Cal Wilson
Licensed Salesperson in IA
CalW@Hertz.ag



Justin Bahr
Licensed Salesperson in IA
JustinB@Hertz.ag

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

Cal Wilson
Licensed Salesperson in IA
CalW@Hertz.ag