

Land For Sale

ACREAGE:

72.56 Acres, m/l

LOCATION:

Butler County, IA



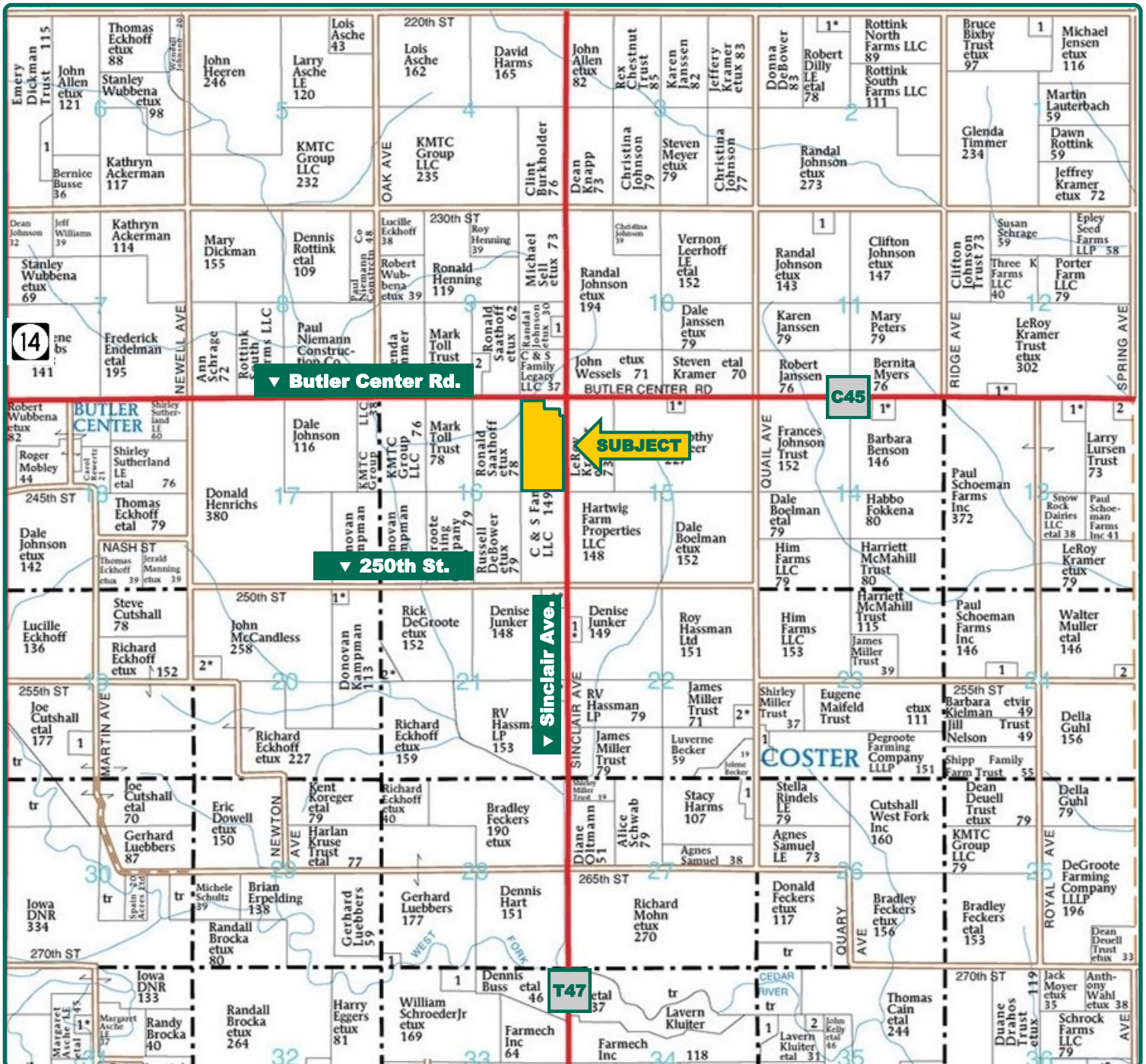
Property Key Features

- **Highly Productive Butler County Farm on Hard-Surface Road**
- **Farm is Extensively Pattern Tiled**
- **CSR2 of 86.49 - Excellent Fertility Due to Benefits of Manure Applications**

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



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<p>Justin Bahr Licensed Salesperson in IA JustinB@Hertz.ag</p>	<p>319.234.1949 6314 Chancellor Dr. / P.O. Box 1105 Cedar Falls, IA 50613 www.Hertz.ag</p>	<p>Cal Wilson Licensed Salesperson in IA CalW@Hertz.ag</p>
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Total Acres:	72.56
Tillable Acres*:	66.09
CRP Acres:	6.51
Corn Base Acres*:	67.88
Soil Productivity:	86.49

**Tillable Acres and Bases are Estimated*

Property Information

72.56 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 1/2 NE 1/4 Section 16, Township 91 North, Range 16 West of the 5th P.M., Butler County, IA. (Except acreage in NE corner).

Price & Terms

Price Reduced!

- ~~\$689,320~~ \$620,388.00
- \$9,500/acre \$8,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,094
Net Taxable Acres: 72.56
Tax per Net Taxable Acre: \$28.86

FSA Data

Part of Farm Number 5757
Crop Acres*: 72.60
Corn Base Acres*: 67.88
Corn PLC Yield: 135 Bu.
**Acres and bases are estimated pending reconstitution of farm by the FSA office.*

CRP Contracts

- There are 4.84 acres enrolled in a CP1 CRP contract that pays \$987 annually and expires 9/30/2023.
- There are another 1.12 acres enrolled in a CP2 CRP contract that pays \$422 annually and expires 9/30/2025.
- There are another .55 acres enrolled in a CP8A CRP contract that pays \$158 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 86.49 per 2019 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

Comments

Excellent fertility due to benefits of manure applications.

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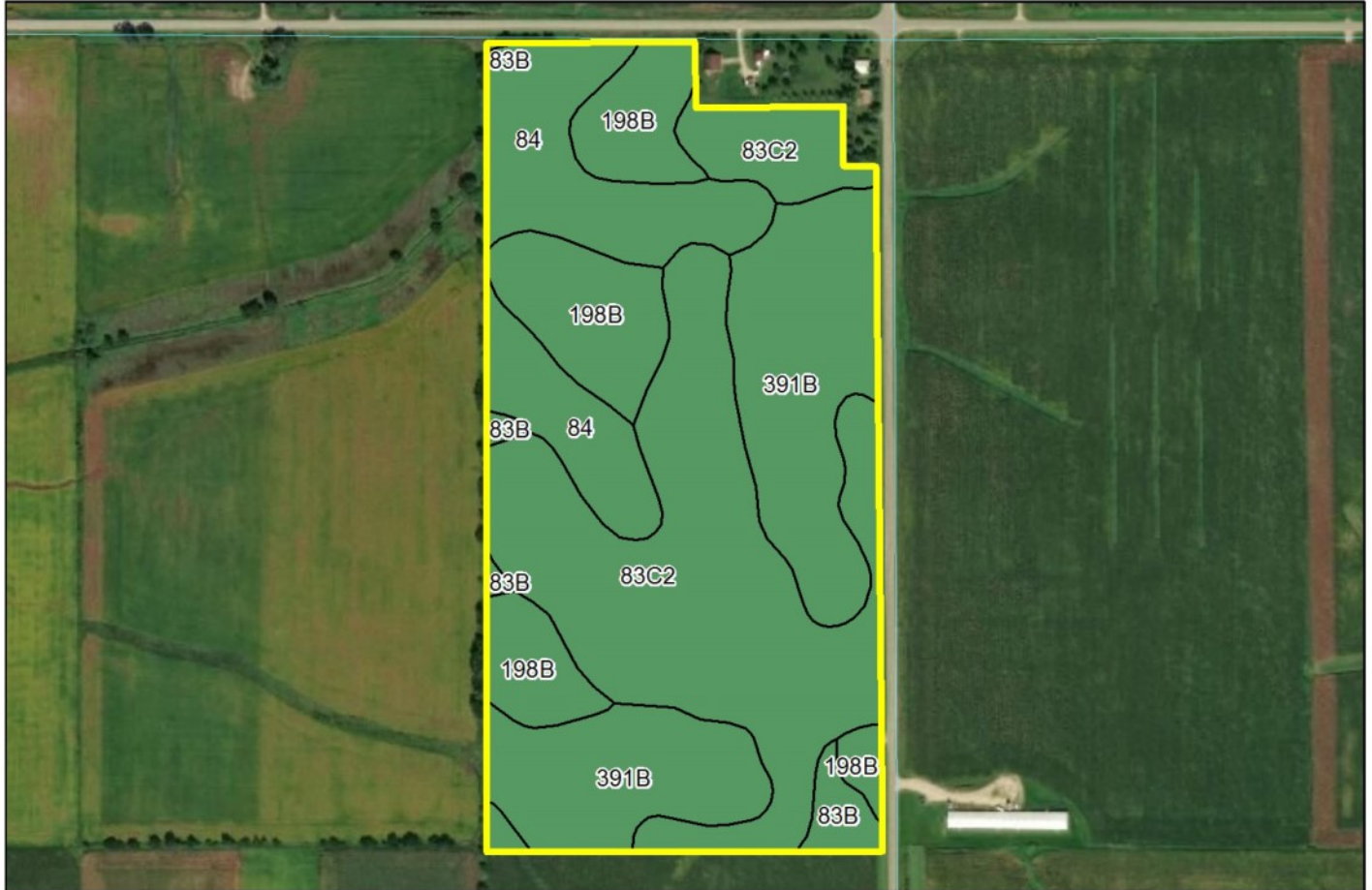
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	28.33	39.05	3	84	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.82	25.94	2	87	
84	Clyde silty clay loam, 0 to 3 percent slopes	12.24	16.87	2	88	
198B	Floyd loam, 1 to 4 percent slopes	11.54	15.90	2	89	
83B	Kenyon loam, 2 to 5 percent slopes	1.63	2.25	2	90	

Measured Tillable Acres: 72.56

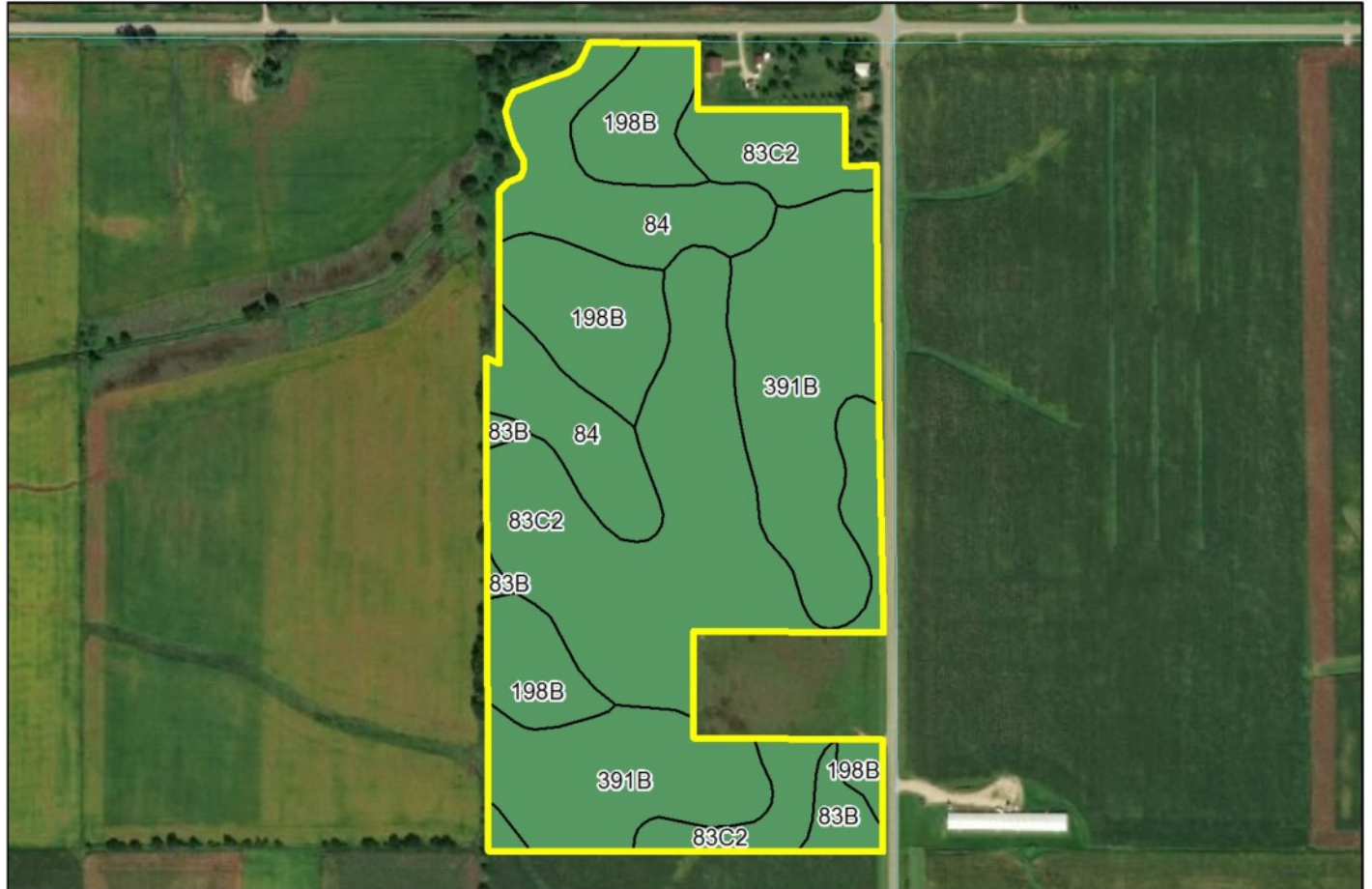
Average CSR2: 86.38

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 Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	23.92	36.20	3	84	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.61	28.16	2	87	
198B	Floyd loam, 1 to 4 percent slopes	11.41	17.26	2	89	
84	Clyde silty clay loam, 0 to 3 percent slopes	10.54	15.95	2	88	
83B	Kenyon loam, 2 to 5 percent slopes	1.60	2.42	2	90	

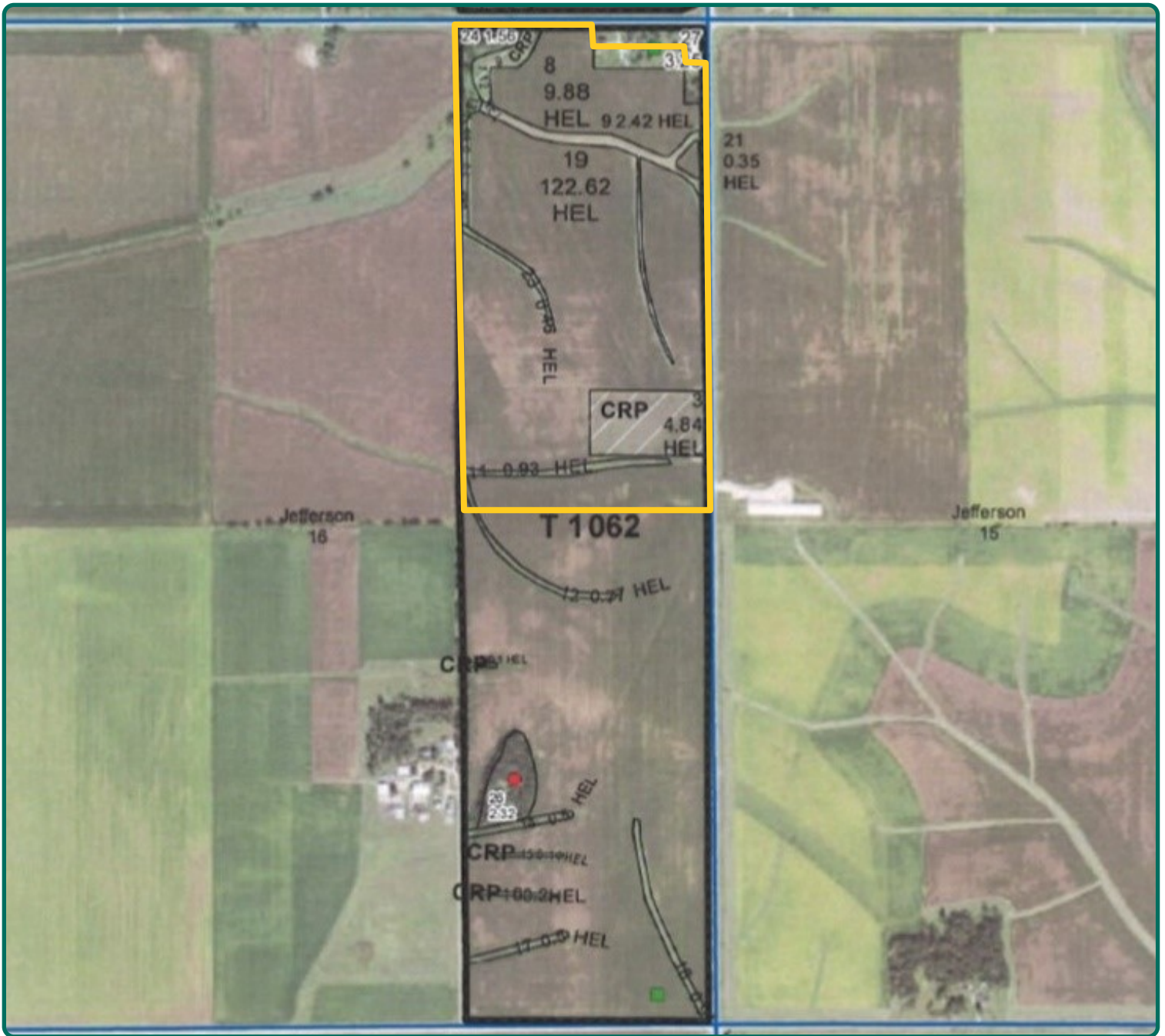
Measured Tillable Acres: 66.09

Average CSR2: 86.49

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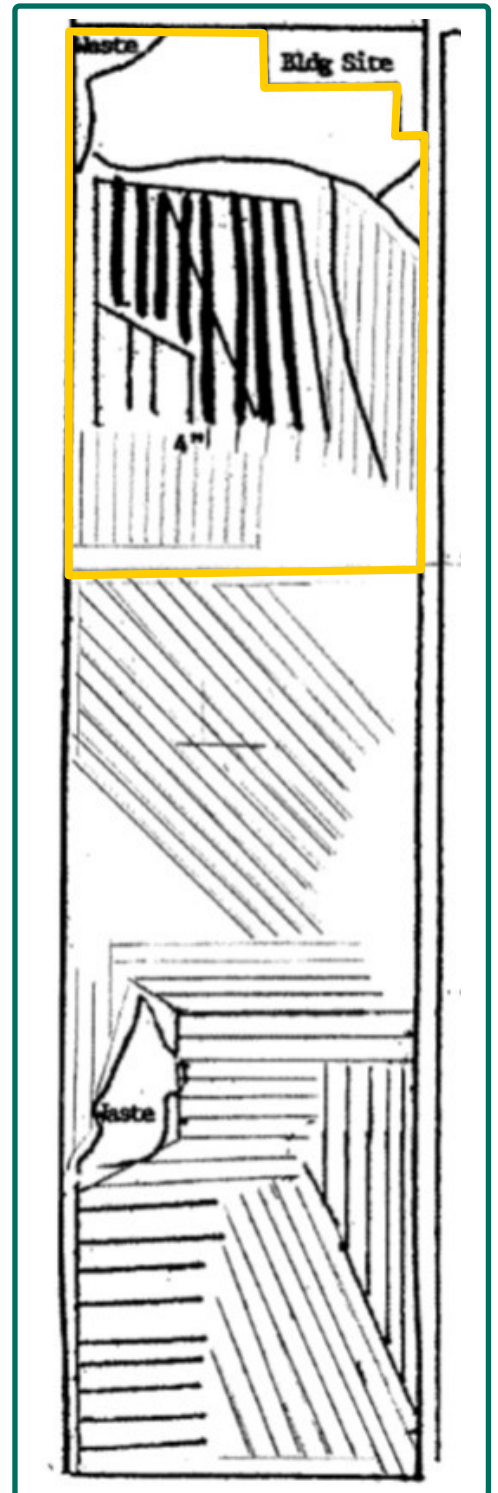
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