

Land For Sale

ACREAGE:

22.06 Acres, m/l

LOCATION:

Butler County, IA

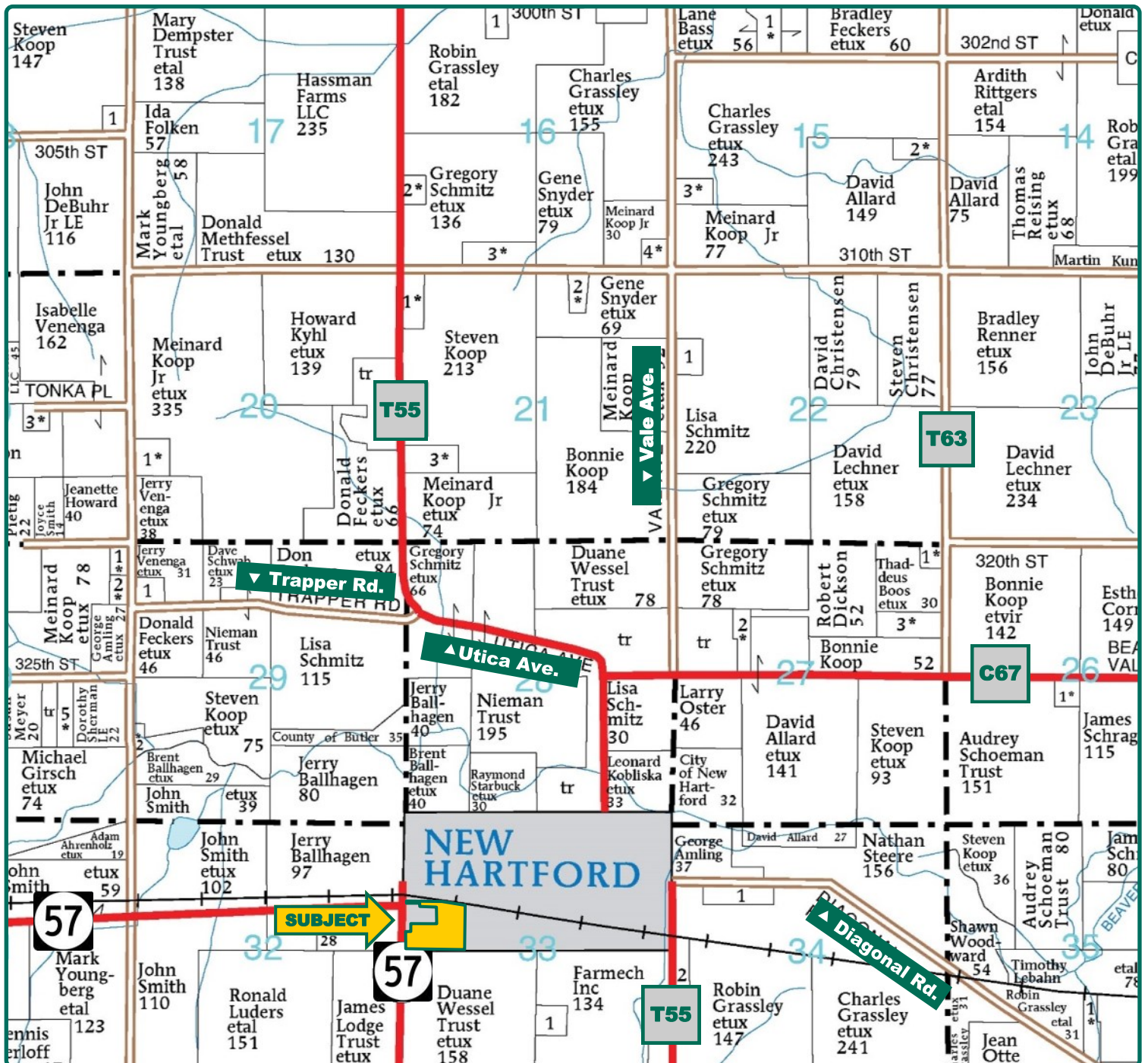


Property Key Features

- Great CRP Property with over \$5,500 Annual Income
- Highway Access
- Within New Hartford City Limits

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FSA/Eff. Crop Acres: 0.87
CRP Acres: 20.07
Soil Productivity: 54.24 CSR2

Property Information

22.06 Acres, m/I

Location

Located in the southwest corner of New Hartford city limits, on the east side of Hwy 57.

Legal Description

All that part of the SW 1/4 of the NW 1/4 of Section 33, Township 90 N, Range 15 W of the 5th P.M., which lies S of the Illinois Central Railroad Company's right of way, except a tract commencing 3028 feet N of the SW corner of said Section 33, thence N 165 ft, thence E 132 ft, thence S 165 ft, thence W 132 ft to the place of beginning, and EXCEPT Parcel "A" of Plat of Survey filed as Doc. No. 2012-3626, and EXCEPT Parcel "D" of Plat of Survey filed as

Doc. No. 2014-0883, New Hartford, Butler County, Iowa.

Price & Terms

- \$100,000.00
- \$4,533.09/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$374.00
Net Taxable Acres: 22.06
Tax per Net Taxable Acre: \$16.95

FSA Data

Farm Number 7481, Tract 8055
FSA/Eff. Crop Acres: 0.87
CRP Acres: 20.07

CRP Contracts

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

- CP22 contract on 5.42 acres pays \$1,111 annually and expires 9/30/2020.
- CP23 contract on 14.65 acres pays \$4,395 annually and expires 9/30/2032.

Soil Types/Productivity

Primary soil is Marshan clay loam. CSR2 on the entire property is 54.24. See soil map for detail.

Land Description

CRP Wetland.

Building/Improvements

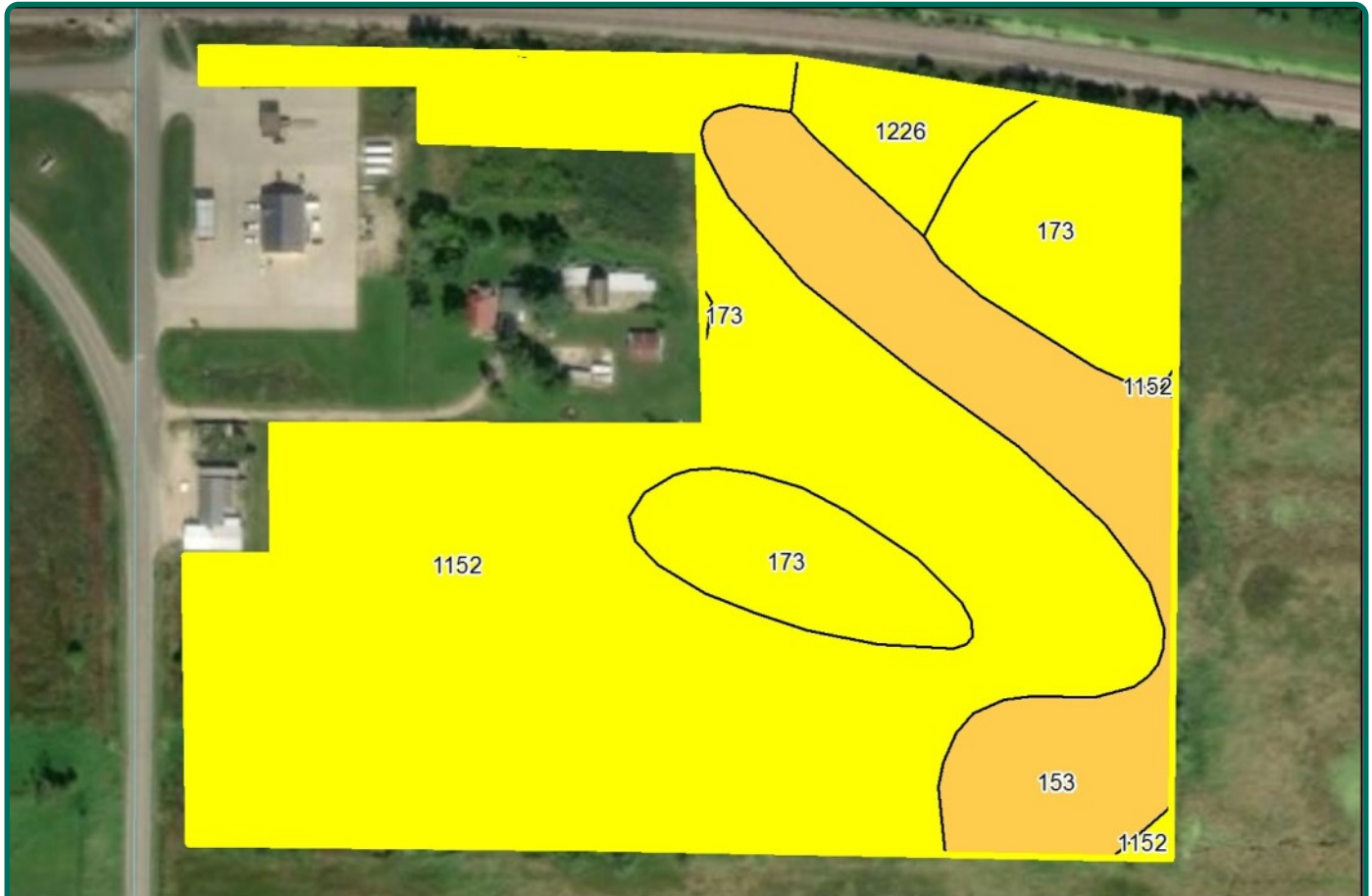
None.

Water & Well Information

None.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	14.33	64.94	2	54	
153	Shandep clay loam, 0 to 1 percent slopes	3.71	16.82	3	50	
173	Hoopston fine sandy loam, 0 to 2 percent slopes	3.24	14.71	2	59	
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.78	3.53	2	59	

Measured Tillable Acres: 22.06

Average CSR2: 54.24

Comments

This is a great income-producing property with annual income of over \$5,500 from the CRP contracts.

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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Looking West



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