

Land For Sale

ACREAGE:

66.56 Acres, m/l

LOCATION:

Butler County, IA

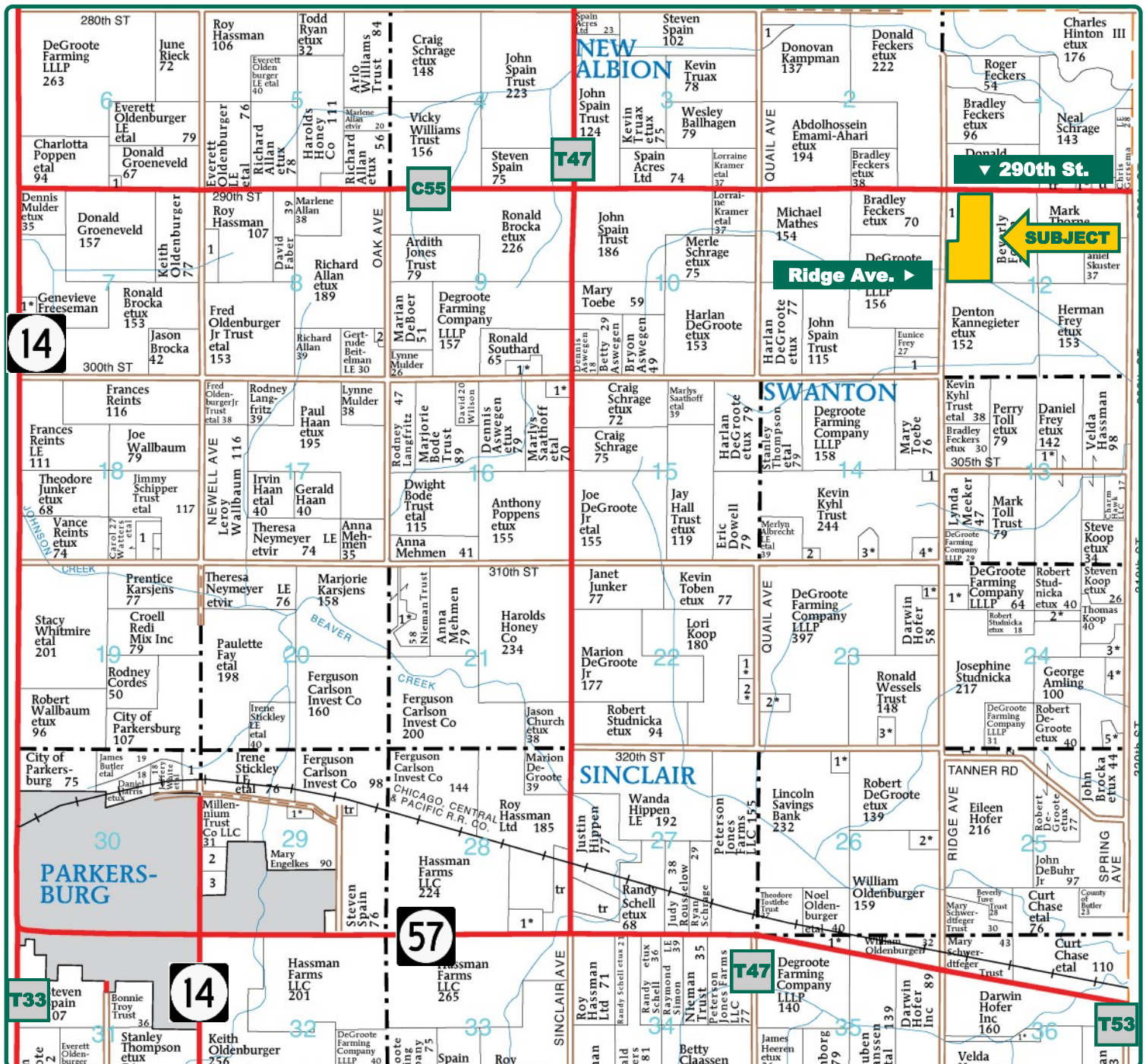


Property *Key Features*

- Located on Hard-Surface Road C-55
- CRP Income that Pays \$6,042 Annually
- Close Proximity to Parkersburg, IA

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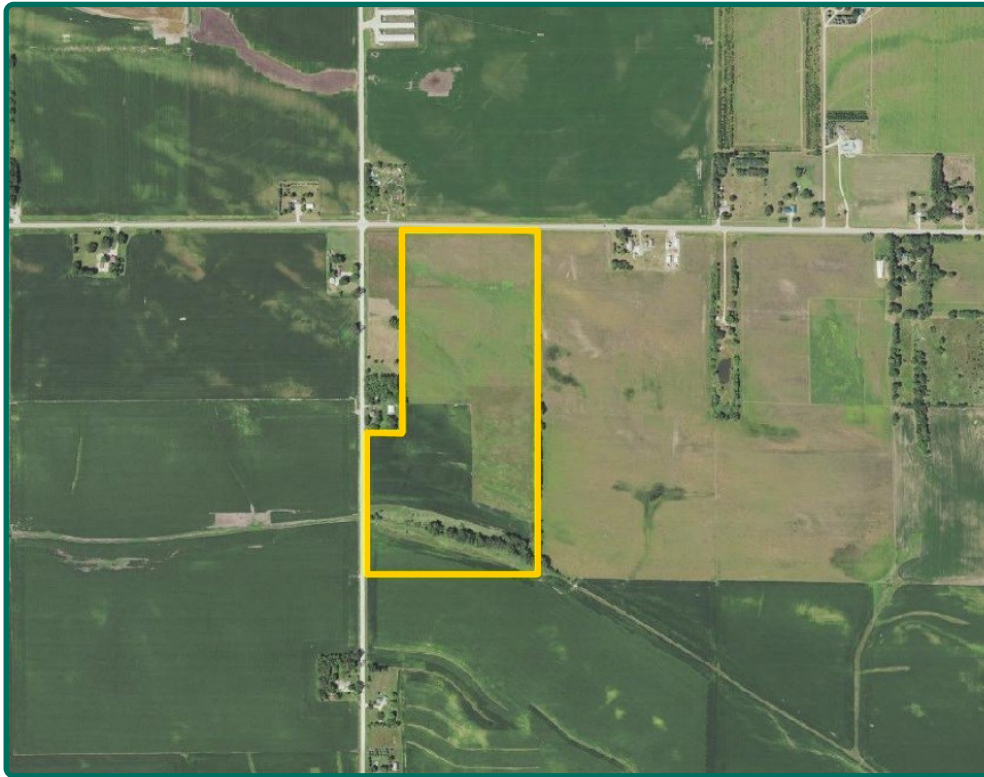
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FSA/Eff. Crop Acres:	25.97
CRP Acres:	38.43
Corn Base Acres:	22.90
Soil Productivity:	66.10 CSR2

Property Information

66.56 Acres, m/l

Location

Approximately 3½ miles northeast of Parkersburg, IA.

Legal Description

The W 1/2 of the NW 1/4, excluding the acreage site along the northwest side, comprised of approximately 9.64 acres along Ridge Ave., Section 12, Township 90 North, Range 16 West of the 5th P.M.

Price & Terms

- \$299,520.00
- \$4,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,450.00
Net Taxable Acres: 66.56
Tax per Net Taxable Acre: \$21.78

Lease Status

Current lease in place for the 2020 crop year. Lease to be terminated prior to closing.

FSA Data

Farm Number 4653, Tracts 4961 & 5166
FSA/Eff. Crop Acres: 25.97
CRP Acres: 38.43
Corn Base Acres: 22.90
Corn PLC Yield: 176 Bu.

CRP Contracts

- There are 18.07 acres enrolled in a CP38E-2 contract that pays \$2,803 annually and expires 9/30/2023.
- There are 3.03 acres enrolled in a CP21 contract that pays \$971 annually and expires 9/30/2024.
- There are 17.03 acres enrolled in CP38E-25 contract and 0.30 acres enrolled in CP38E-12 that pays \$2,268 annually and expires 9/30/2030.

Soil Types/Productivity

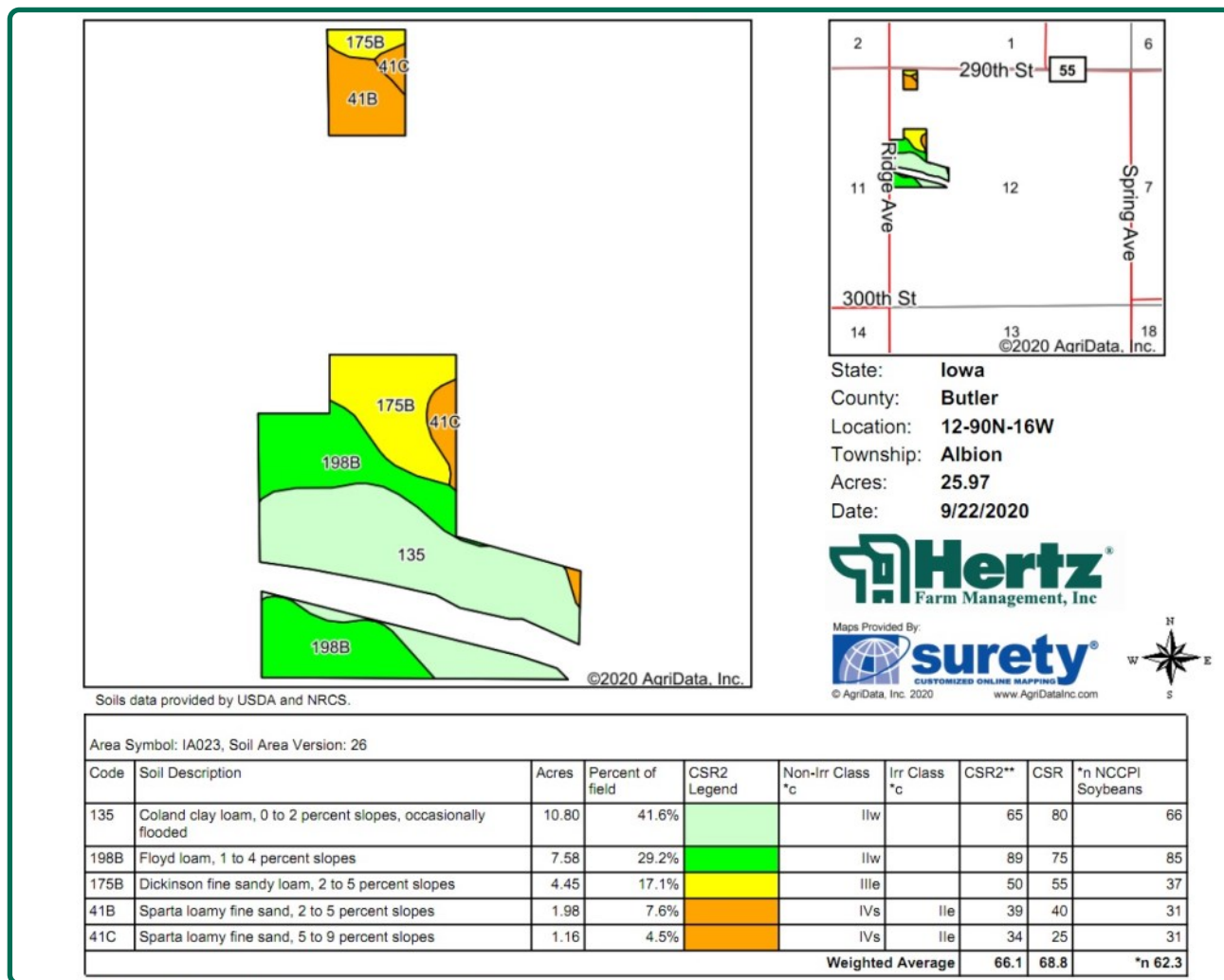
Primary soils are Coland clay loam and Floyd loam. CSR2 on the FSA/Eff. crop acres is 66.10. See soil map for detail.

Mineral Rights

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

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Land Description

The property is nearly level to moderately sloping. A ridge runs east and west near the middle of the property, with slope going both ways from the ridge. There is also a creek that runs diagonally through the south side, with slope of the south end of the property going to the creek.

Drainage

New tile in 2019. No maps available.

Water & Well Information

There is a rural water line in the ditches on the north and west sides.

Comments

Located on a hard-surface road. Excellent CRP income that pays \$6,042 annually.

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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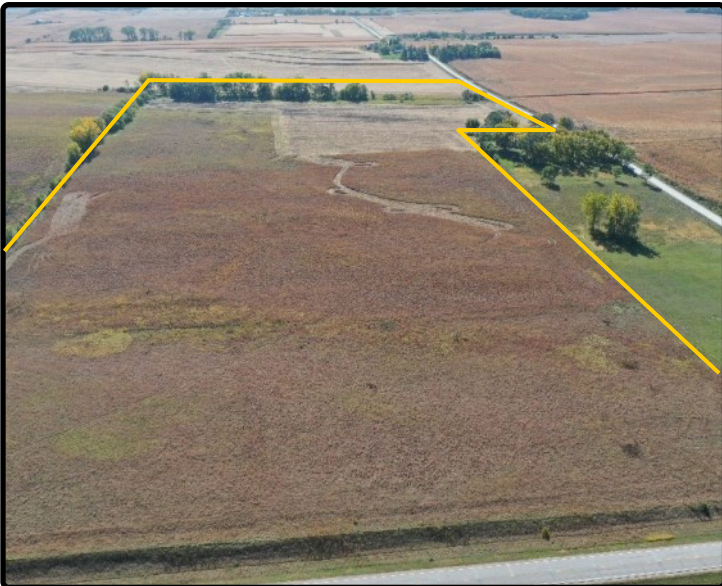
Looking northeast



Looking south



Looking south



Looking north



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