

Land For Sale

ACREAGE:

37.68 Acres, m/l

LOCATION:

Butler County, IA

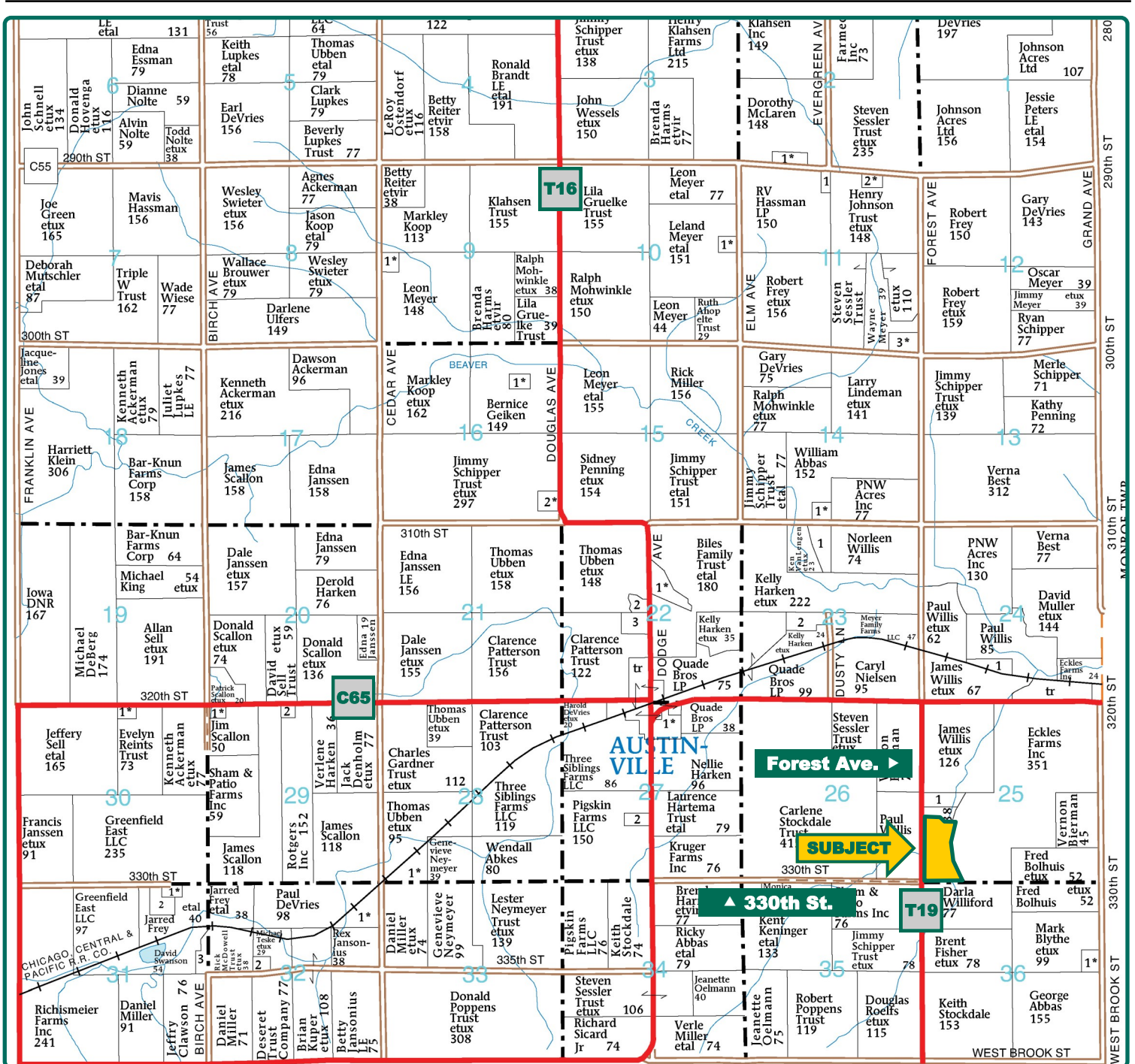


Property *Key Features*

- Pattern-Tiled Farm
- Located on Hard-Surface Forest Road (Co. Rd. T-19)
- CRP Income that Pays \$6,812 Annually

Adam Meyer, AFM
Licensed Salesperson in IA
AdamM@Hertz.ag

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



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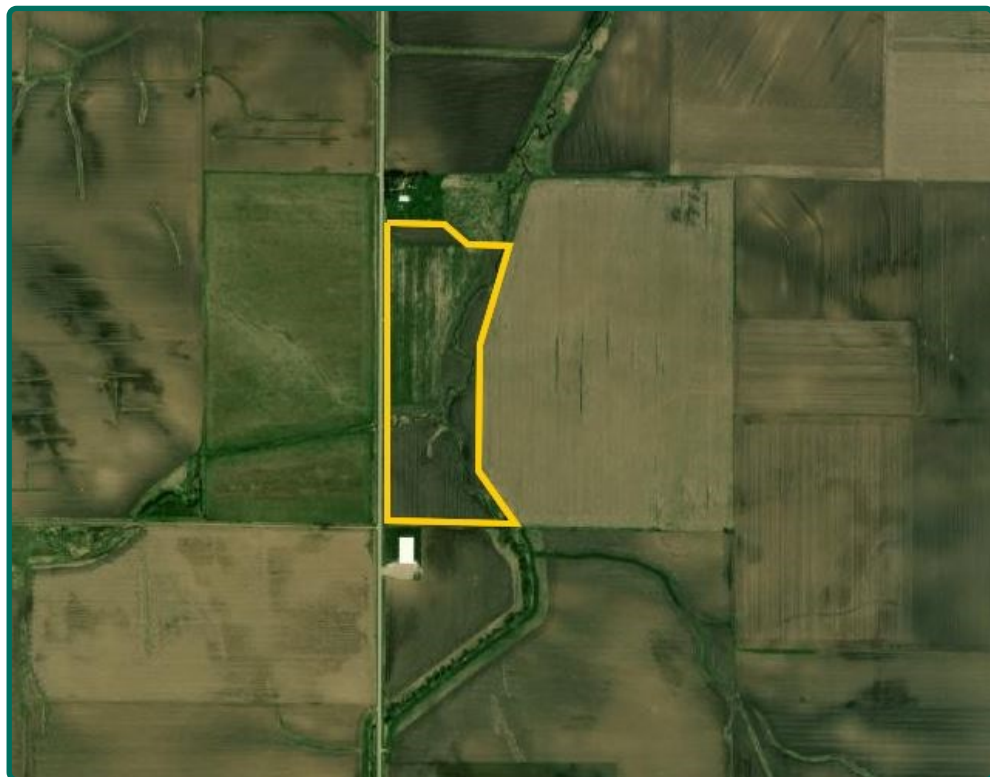
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FSA/Eff. Crop Acres:	10.46
Acres in Production:	8.15
CRP Acres:	24.62
SHIPP Acres:	2.31
Corn Base Acres:	8.60
Bean Base Acres:	1.86
Soil Productivity:	80.7 CSR2

Property Information

37.68 Acres, m/l

Location

Located approximately 1 mile southeast of Austinville, IA.

Legal Description

Irregular tract in W½ SW¼ Exc. Parcel B Section 25, Township 90 North, Range 18 West of the 5th P.M.

Price & Terms

- \$331,584
- \$8,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$966.00
Net Taxable Acres: 37.68
Tax per Net Taxable Acre: \$25.64

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 7466, Tract 7956
FSA/Eff. Crop Acres: 10.46
Current Acres in Production: 8.15
CRP Acres: 24.62
SHIPP Acres: 2.31
Corn Base Acres: 8.60
Corn PLC Yield: 118 Bu.
Bean Base Acres: 1.86
Bean PLC Yield: 39 Bu.

CRP Contracts

There are three CRP contracts on the farm as follows:

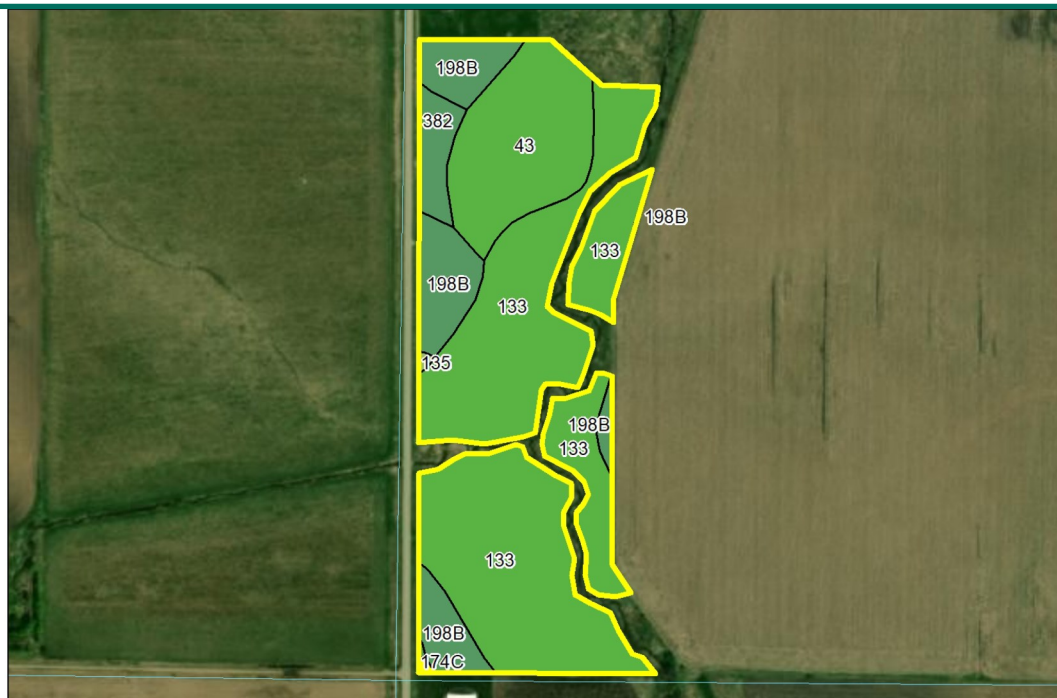
- CP21 contract on 9.75 acres pays \$2,028.00 annually and expires 9/30/2034.
- CP42 contract on 14.87 acres pays \$4,505.00 annually and expires 9/30/2027.
- CP90 contract (SHIPP Program) on 2.31 acres pays \$279.51 annually and expires 9/30/2025. The 2.31 acres are included in the 10.46 FSA/Eff. Crop Acres and can be also be baled each year.

Soil Types/Productivity

Primary soils are Colo silty clay loam and Bremer silty clay loam. CSR2 on the FSA/Eff. crop acres and CRP acres is 79.83. See soil map for detail. The CSR2 on the FSA/Eff. Crop acres is 80.7.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	22.39	63.83	2	78	
43	Bremer silty clay loam, 0 to 2 percent slopes	6.35	18.10	2	78	
198B	Floyd loam, 1 to 4 percent slopes	4.95	14.10	2	89	
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.25	3.55	2	87	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.18	2	65	
174C	Bolan loam, 5 to 9 percent slopes	0.05	0.16	3	59	
83B	Kenyon loam, 2 to 5 percent slopes	0.03	0.08	2	90	

Measured Tillable Acres: 35.08

Average CSR2: 79.83

Contact listing agent for details.

Mineral Rights

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

Land Description

Level gently rolling.

Drainage

Farm is pattern-tiled. Contact listing agent for details.

Buildings/Improvements

None.

Water & Well Information

None known.

Comments

Excellent opportunity to invest in a pattern-tiled farm located on a hard-surface road with good CRP income.

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 southeast



Looking northwest



Looking northeast



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