

# Land For Sale

#### ACREAGE:

37.68 Acres, m/l

#### **Butler County, IA**

**LOCATION:** 



#### **Property** Key Features

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

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REID: 050-1045-01



## Plat Map

#### Washington Township, Butler County, IA

| etal 131   | Trust 64   | 122   | Schipper Klahser   | n Klahsen Z  | Devries   | 280        |
|--|--|---|--|--|---|------------|
| Edna<br>Essman<br>79   | Keith Thomas<br>Lupkes Ubben<br>etal etal<br>78 59   | Ju Ronald<br>Brandt<br>OD EE<br>Sig Reiter<br>Sug Reiter<br>191   | Schipper<br>Trust<br>etux<br>138<br>215  | n Klansen AV<br>149 W HESE<br>149 W HESE<br>140  | Johnson<br>Acres<br>Ltd 107                                     | N          |
| Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Spectral<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd<br>Todd | Earl<br>DeVries<br>156<br>Clark<br>Lupkes<br>79<br>Beverly<br>Lupkes<br>Trust 77   | Persent 158   | John<br>Wessels<br>etux<br>150<br>Zetvir<br>Zetvir   | Dorothy<br>McLaren<br>148<br>T*<br>Sessler<br>Trust<br>etux<br>235   |   | th ST      |
| Joe<br>Green<br>etux<br>165<br>Mavis<br>Hassman<br>156   | Wesley<br>Swieter<br>etux<br>156<br>79   | 38 Klahsen<br>Markley Trust<br>Koop 155<br>113  | Lila<br>Gruelke<br>Trust<br>155<br>Leland<br>Meyer<br>tal<br>Leland<br>Meyer<br>etal<br>151  | 77 KV Henry<br>Hassman Johnson<br>LP Trust   | W Gary W   ✓ Robert DeVries Q   ∞ Frey 143 ✓   W U 0            |            |
| Deborah<br>Mutschler<br>87 Trust<br>87 162<br>300th ST   |  | 1* Ralph<br>Moh-<br>winkle<br>Meyer<br>148 Set Lila<br>Lever Set Lila<br>Lever Set  |  | HA Robert<br>La Robert   | Robert Jimmy etux<br>Frey Meyer 39<br>etux Ryan<br>159 Schimper | th ST      |
| AVE less and   | Kenneth<br>Ackerman<br>etux<br>216   | W BEAVER<br>m Markley<br>Koop<br>L etux<br>Bernice or<br>Ceiken J<br>Ceiken J<br>Coiken J | Leon Rick<br>Meyer 156<br>155<br>15  | DeVries<br>75 Larry<br>Ralph<br>Mohwinkle etux   | Jimmy<br>Schipper<br>Trust<br>139<br>Penning<br>72              | 300th (    |
| Harriett<br>X Klein<br>306<br>Corp<br>158  | James Edna<br>Scallon Janssen<br>158 158   | Jimmy Schipper<br>Trust<br>etux<br>297 2*   | Sidney Jimmy<br>Penning Schipp<br>etux Trust<br>154 etal<br>151  | ber Hanger Hange   | Verna<br>Best<br>312  | th ST      |
| Iowa<br>DNR  | Harken   | 310th ST<br>Edna Thomas<br>Janssen Ubben<br>LE 156<br>156   | Ubben<br>etux<br>148<br>2  | iles<br>amily<br>rust<br>tal<br>80 Harken<br>etux 222  | PNW<br>Acres 77<br>130<br>Paul David Muller<br>Willis           | 310th      |
| 167 Allan<br>Ferrar Sell<br>Sell<br>etux<br>Sell<br>etux<br>191<br>NOT<br>320th ST   | Donald<br>Scallon<br>etux<br>74<br>Paties<br>Paties<br>20<br>C65   | Dale<br>Janssen<br>etux<br>155<br>Clarence<br>Patterson<br>Trust<br>156   | Clarence G<br>Patterson G<br>Trust tr O Quade<br>122 tr D Bros   | 75 Bros ☐ 95   | etux<br>62<br>85<br>85  | h ST       |
| Jeffery<br>etal<br>trust<br>165<br>Yeff<br>Yeff<br>Yeff<br>Yeff<br>Yeff<br>Yeff<br>Yeff<br>Yef   | State<br>Article<br>State<br>State<br>Article<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State<br>State 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 | James<br>Willis<br>etux<br>126<br>25                            | 320th      |
| Francis Greenfield<br>Janssen East<br>etux LLC<br>91 235<br>330th ST   | James<br>Scallon<br>118  | Ubben LLC<br>etux 119<br>95 Gene Wendall<br>Ney Abkes<br>1* meyer 80  | LLC etal<br>150 Kruger<br>Farms<br>Inc   | 79     Truct     Vis       41     SUBJECT     330th ST   | Fred<br>Bolhuis<br>etux 52                                      | 330th ST   |
| Greenfield 1*<br>East 2 etal<br>LLC Jarred 40<br>97 Frey Frey  | Parted Paul<br>Prey 98 1*<br>Tester Paul<br>DeVries 98 1*<br>Tester Paul<br>Rex Janson-<br>Instructure 12<br>18<br>18<br>18<br>18<br>18<br>18<br>18<br>18<br>18<br>18  | Development<br>Merry Strategy<br>Merry Strategy<br>M  | Pitskin<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farms<br>Farm | keninger<br>s etal<br>133 Jimmy<br>Schipper<br>Trust<br>78   | Williford Bolhuis 52   77 Mark   Brent Blythe   Fisher etux     | sт 33      |
| Richismeier<br>Farms<br>Inc<br>241   | Daniel<br>Daniel<br>711er<br>Deseret<br>Company 77<br>Company 77<br>Company 77<br>Besty<br>Besty<br>75<br>Besty  | Donald<br>Poppens<br>Trust<br>etux<br>308   | Steven<br>Verient<br>Sessler<br>Trust 106<br>Richard<br>Sicard<br>Jr 74<br>Verient<br>Miller<br>etal   | anette<br>Emann<br>e di e<br>emann<br>e di e<br>e di | Keith<br>Stockdale<br>153<br>WEST BROOK ST                      | WEST BROOK |

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



# **Aerial Photo**

37.68 Acres, m/l



| FSA/Eff. Crop Acre | s: 10.46  |
|--------------------|-----------|
| Acres in Productio | n: 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 W<sup>1</sup>/<sub>2</sub> SW<sup>1</sup>/<sub>4</sub> 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.

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



### Soil Map

35.08 CRP and FSA/Eff. Crop Acres



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.

### Adam Meyer, AFM

Licensed Salesperson in IA AdamM@Hertz.ag



### Property Photos

#### Looking southwest

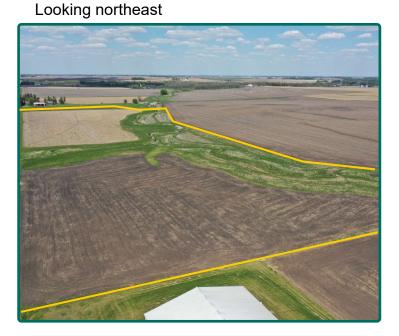


#### Looking southeast



#### Looking northwest





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### **Make the Most of Your Farmland Investment**

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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