

# Land For Sale

**ACREAGE:**

**233.16 Acres, m/l**

**LOCATION:**

**Butler County, IA**



## Property *Key Features*

- Hard-Surface Road on East and North Sides of Property
- Highly Tillable Tract with a CSR2 of 90.68
- Located ½ Mile from Kesley, Iowa

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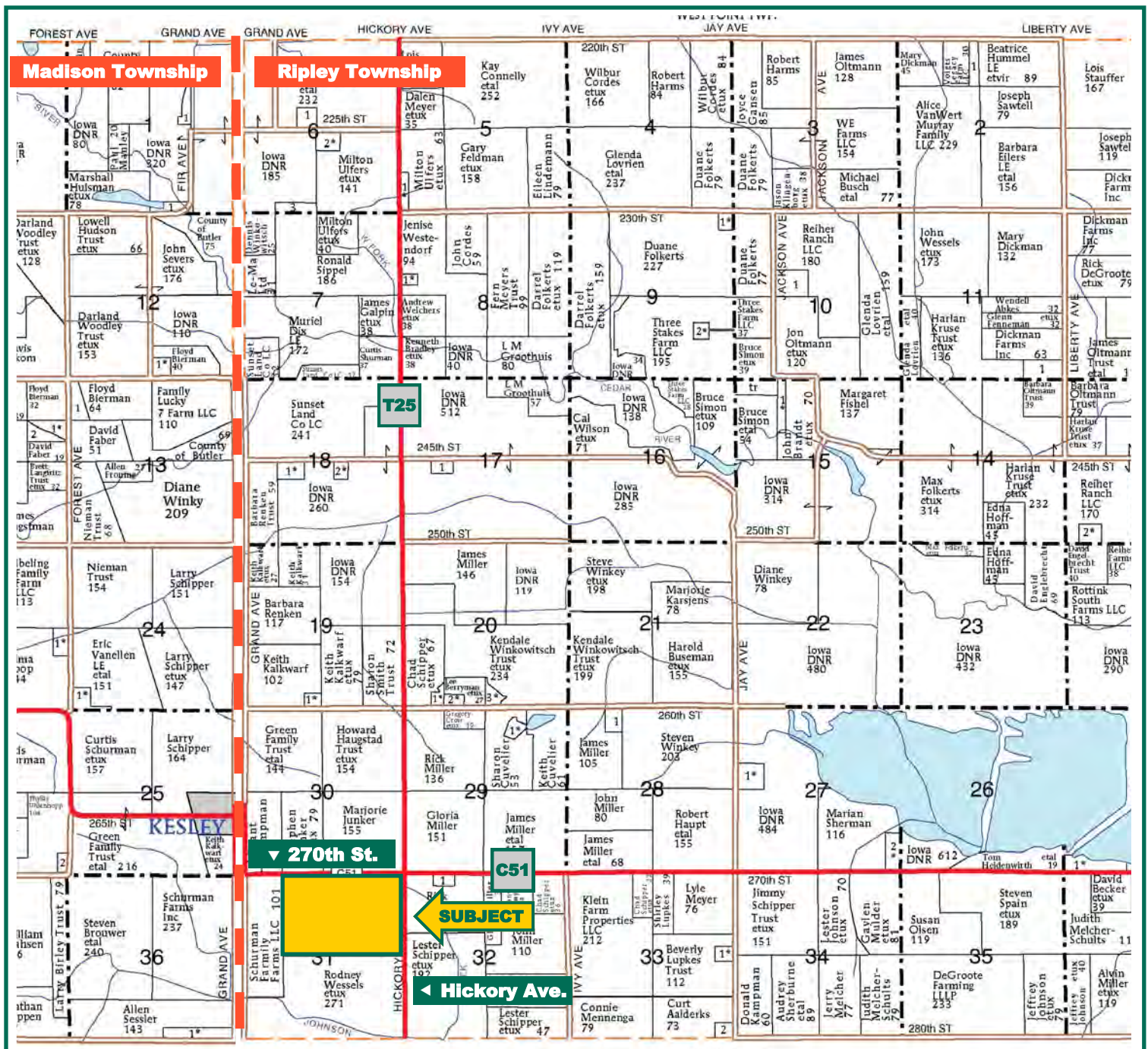
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<b>FSA/Eff. Crop Acres:</b>	<b>221.63</b>
<b>CRP Acres:</b>	<b>2.78</b>
<b>Corn Base Acres:</b>	<b>122.15</b>
<b>Bean Base Acres:</b>	<b>94.55</b>
<b>Soil Productivity:</b>	<b>90.68 CSR2</b>

## Property Information

### 233.16 Acres, m/l

### Location

½ mile southeast of Kesley, Iowa.

### Legal Description

NE¼ and E½ Frl. NW¼, Section 31,  
Township 91 North, Range 17 West of the  
5th P.M.

### Price & Terms

#### PRICE REDUCED!

- ~~\$3,404,136~~ \$3,147,660
- ~~\$14,600/acre~~ \$13,500/acre
- 10% down upon acceptance of offer;  
balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$8,108.00  
Net Taxable Acres: 233.16  
Tax per Net Taxable Acre: \$34.77

### Lease Status

Leased for 2021 crop year. Open lease for  
2022 crop year.

### FSA Data

Farm Number 1352, Tracts 6481 & 6482  
FSA/Eff. Crop Acres: 221.63  
CRP Acres: 2.78  
Corn Base Acres: 122.15  
Corn PLC Yield: 168 Bu.  
Bean Base Acres: 94.55  
Bean PLC Yield: 46 Bu.

### CRP Contracts

There are two CRP contracts on this farm:

- There are 2.05 acres enrolled in a CP-8A contract that pays \$426 annually and expires September 30, 2029.
- There are 0.73 acres enrolled in a CP-8A contract that pays \$152 annually and expires September 30, 2029.

### Soil Types/Productivity

Primary soils are Dinsdale silty clay loam and Maxfield silty clay loam. CSR2 on the FSA/Eff. crop acres is 90.68. See soil map for detail.

### Mineral Rights

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

### Land Description

Level to gently rolling.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	115.72	52.21	2	94	
382	Maxfield silty clay loam, 0 to 2 percent slopes	38.78	17.50	2	87	
184	Klinger silty clay loam, 1 to 4 percent slopes	36.73	16.57	1	95	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	24.25	10.94	3	85	
5040	Anthroportic Udorthents, 2 to 9 percent slopes	2.22	1.00	6	5	
221B	Klossner muck, 1 to 4 percent slopes	1.07	0.48	3	48	
83B	Kenyon loam, 2 to 5 percent slopes	0.95	0.43	2	90	
84	Clyde silty clay loam, 0 to 3 percent slopes	0.95	0.43	2	88	
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	0.91	0.41	2	65	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.06	0.03	2	87	

Measured Tillable Acres: 221.63

Average CSR2: 90.68

## Drainage

Extensive tile on property. Contact listing agent for details.

## Comments

Highly tillable tract with a CSR2 of 90.68. Located along a hard-surface road.

*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.*

## Water & Well Information

None known.

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Looking northwest



Looking southeast



Looking southwest



Looking northeast



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