



LAND FOR SALE

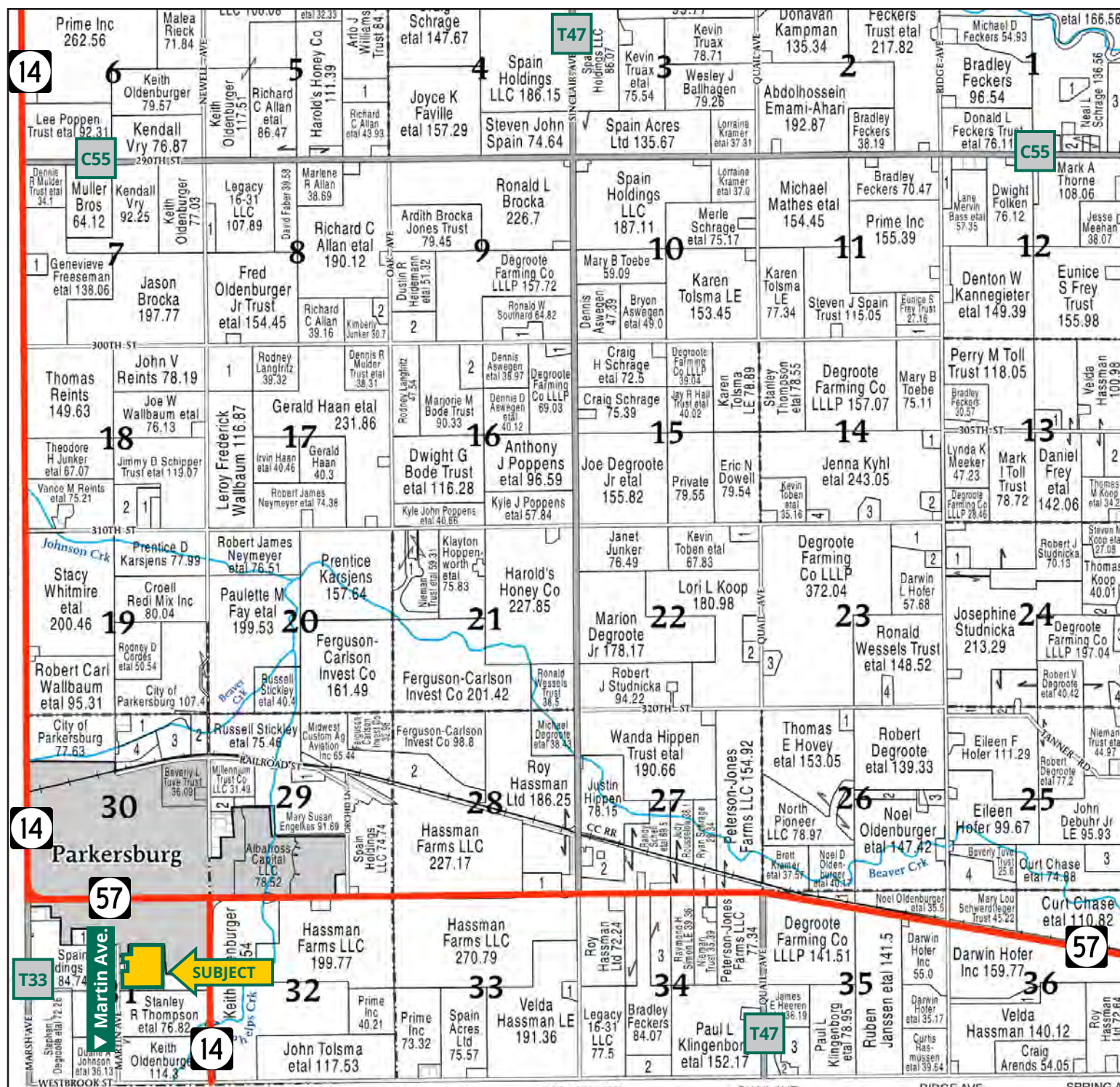
High-Quality Farmland Located on the Edge of Parkersburg, Iowa



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36.00 Acres, m/l
Butler County, IA



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FSA/Eff. Crop Acres: 35.94 | Soil Productivity: 87.60 CSR2

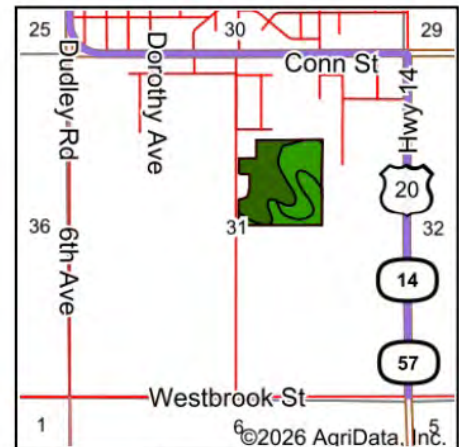


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Soils data provided by USDA and NRCS.





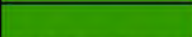
State: **Iowa**
 County: **Butler**
 Location: **31-90N-16W**
 Township: **Albion**
 Acres: **35.94**
 Date: **1/15/2026**



Maps Provided By:



Area Symbol: IA023, Soil Area Version: 32

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83B	Kenyon loam, 2 to 5 percent slopes	16.36	45.6%		Ile	90
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	12.20	33.9%		IIIle	84
84	Clyde silty clay loam, 0 to 3 percent slopes	7.38	20.5%		IIlw	88
Weighted Average					2.34	87.6

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Sunset Dr. at S Johnson St. in Parkersburg: Go south on S Johnson St. and continue on Martin Ave. for 0.1 miles. Property is located on the east side of the road.

Simple Legal

The SW $\frac{1}{4}$ NE $\frac{1}{4}$, excluding acreage sites, all in Section 31, Township 90 North, Range 16 West of the 5th P.M., Butler Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$600,000
- \$16,666.67/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, subject to terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$1,370.00
Net Taxable Acres: 36.00
Tax per Net Taxable Acre: \$38.06

Lease Status

Leased through the 2026 crop year.
Contact agent for details.

FSA Data

Farm Number 6000, Tract 3094
FSA/Eff. Crop Acres: 35.94
Corn Base Acres: 30.70
Corn PLC Yield: 117 Bu.
Bean Base Acres: 5.20
Bean PLC Yield: 48 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kenyon and Clyde. CSR2 on the FSA/Eff. crop acres is 87.60. 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

Nearly level to moderately sloping.

Drainage

Natural.

Buildings/Improvements

An old building foundation is located along the southwest property border.

Water & Well Information

None.

Comments

High-quality Butler County farmland with a CSR2 rating of 87.60 and located near Parkersburg, Iowa.



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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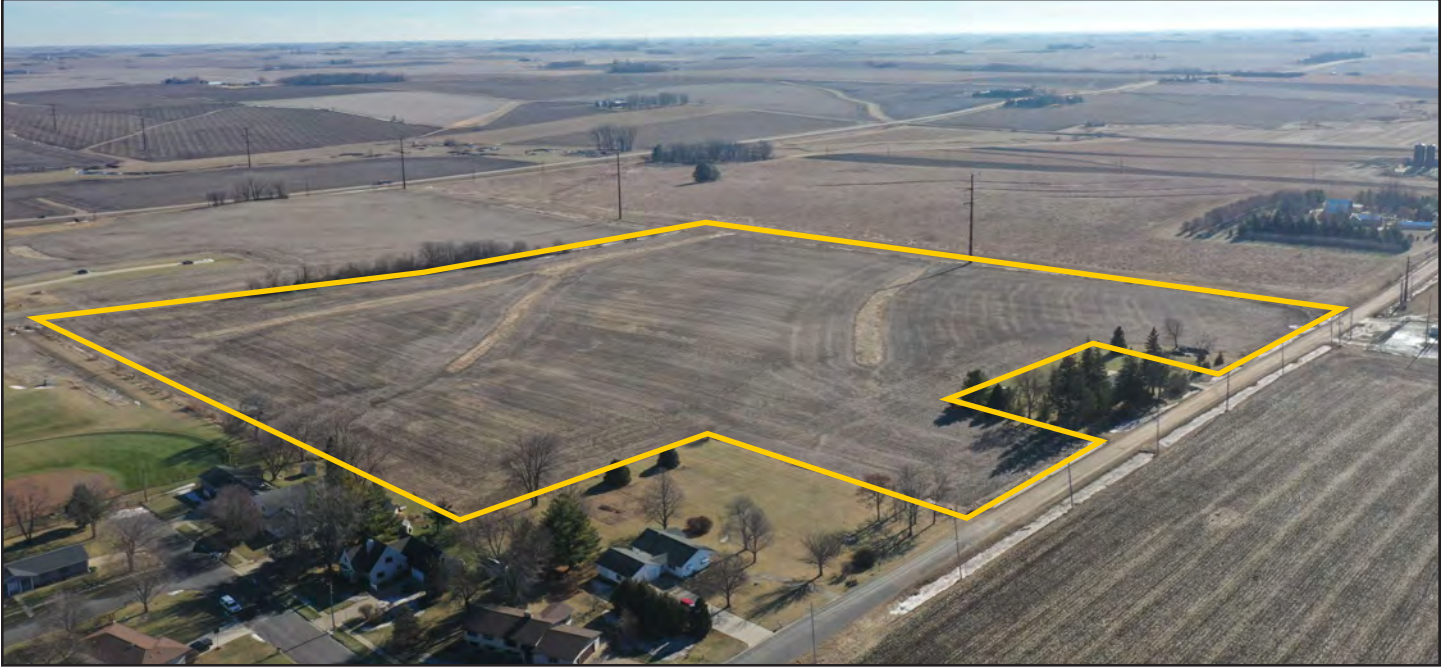
South looking North



Southwest looking Northeast



Northwest looking Southeast

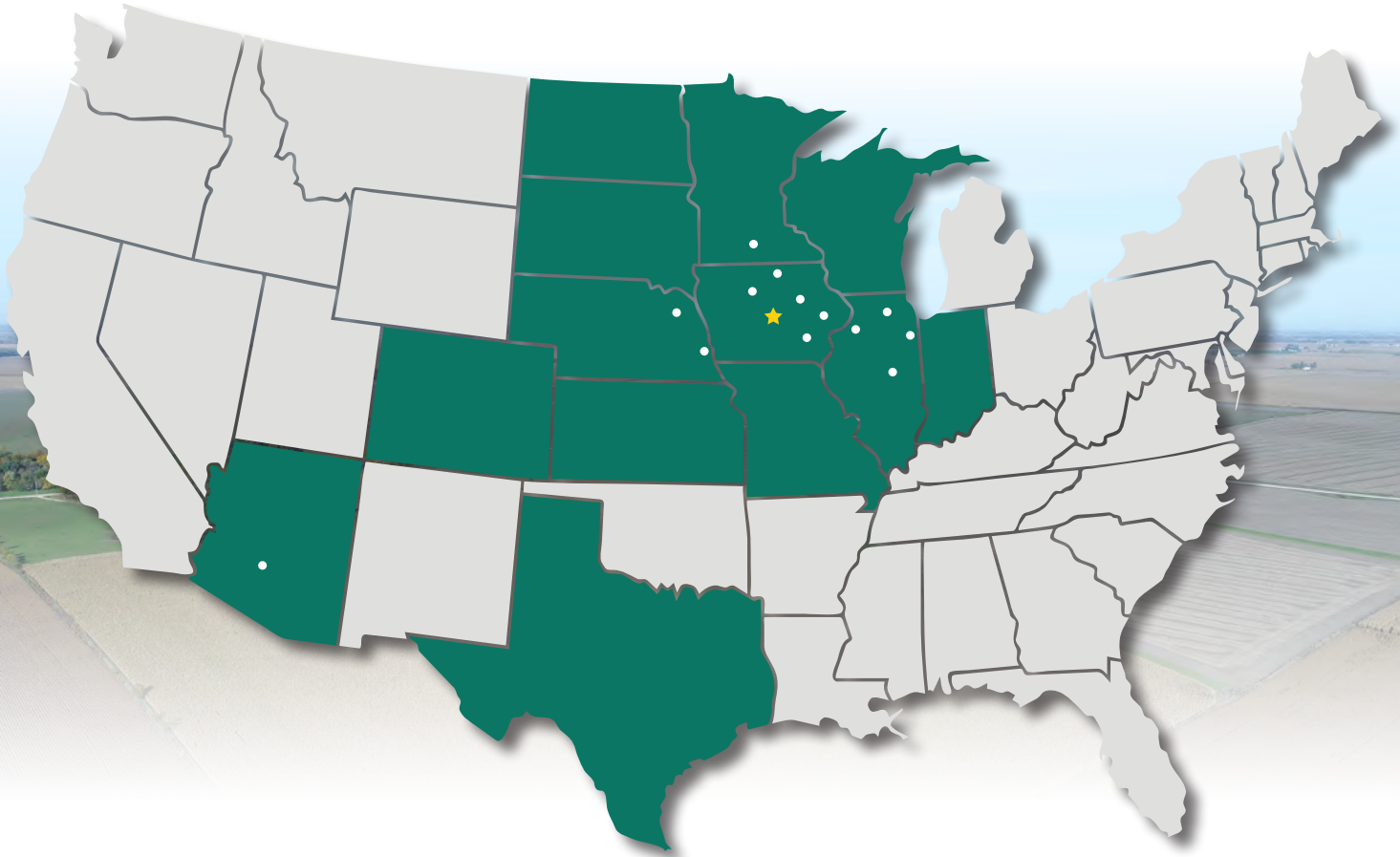


Northeast looking Southwest





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