

# Land For Sale

**ACREAGE:**

**122.55 Acres, m/l**

**LOCATION:**

**Butler County, IA**



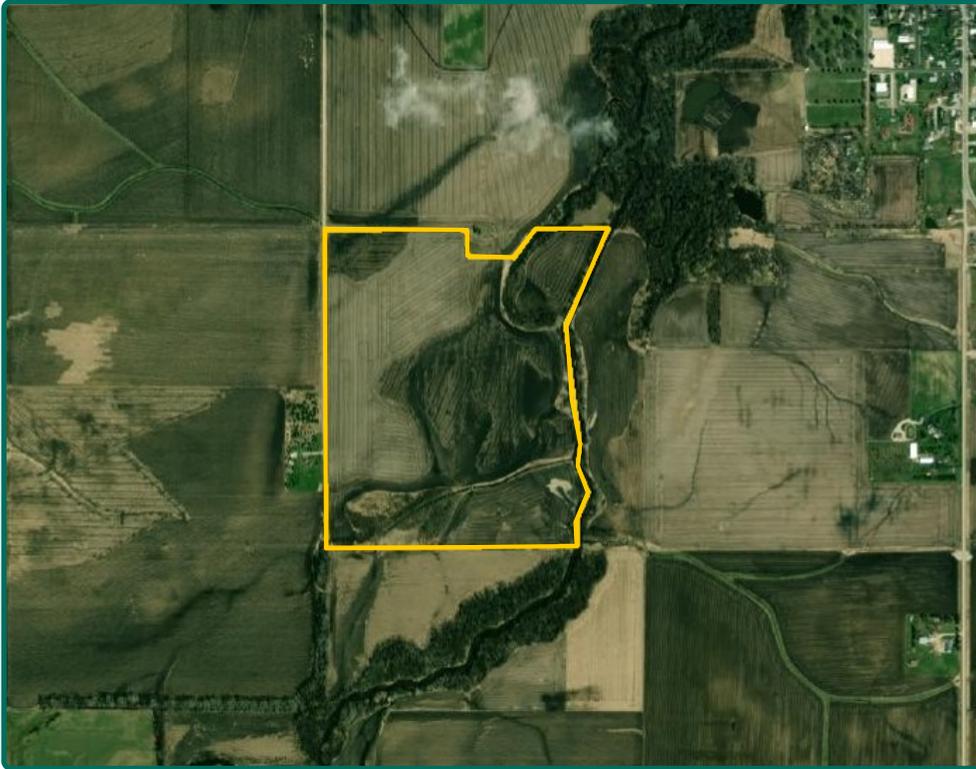
## **Property Key Features**

- **Productive Farm in a Strong Agricultural Area**
- **Just West of Parkersburg City Limits**
- **Recreational Opportunity Along East Side of Property**

**Cal Wilson**  
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**FSA/Eff. Crop Acres:** 104.55  
**Corn Base Acres:** 104.36  
**Soil Productivity:** 68.18 CSR2

## Property Information

**122.55 Acres, m/l**

### Location

Located approximately 1 mile west of Parkersburg, IA.

### Legal Description

Parcel 'C' in NW 1/4, except Parcel 'D' in N 1/2 NW 1/4 Section 36, Township 90 North, Range 17 West of the 5th P.M.

### Price & Terms

- \$715,000.00
  - \$5,834.35/acre
- 10% down upon acceptance of offer;  
balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$2,914.00  
Net Taxable Acres: 122.55  
Tax per Net Taxable Acre: \$23.78

### Lease Status

Lease will be terminated before  
September 1, 2020.

### FSA Data

Farm Number 7854, Tract 8290  
FSA/Eff. Crop Acres: 104.55  
Corn Base Acres: 104.36  
Corn PLC Yield: 152 Bu.

### Soil Types/Productivity

Primary soils are Coland clay loam and Saude loam. CSR2 on the FSA/Eff. crop acres is 68.18. 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.

### Water/Well Information

None known.

### Drainage

Pattern tiled. Contact listing agent for tile map.

### Comments

Productive farm in a strong agricultural community just outside of Parkersburg City Limits. Recreational opportunity along the east side of property, which borders Beaver Creek.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
135	Coland clay loam, 0 to 2 percent slopes	64.10	61.31	2	74	
177	Saude loam, 0 to 2 percent slopes	22.34	21.37	2	60	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	13.16	12.59	3	50	
43	Bremer silty clay loam, 0 to 2 percent slopes	4.94	4.72	2	78	
585	Spillville-Coland complex, 0 to 2 percent slopes	0.02	0.02	2	64	

Measured Tillable Acres: 104.55

Average CSR2: 68.18

*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



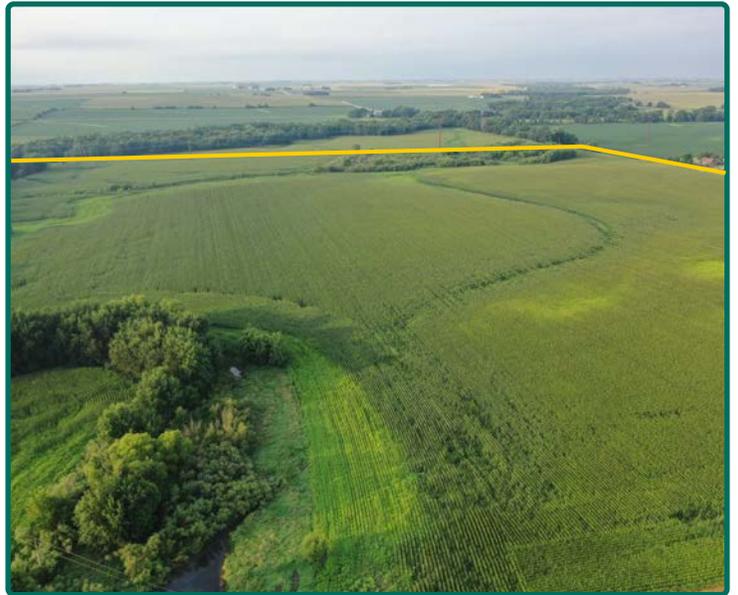
Looking west



Looking south



Looking south



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

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