BUTLER COUNTY, IOWA
FARMLAND AVAILABLE

COUNTY HIGHWAY C23 / DOUGLAS AVENUE | AREDALE, IOWA 50605

80 ACRES M/L

TRAVIS SMOCK  319.361.8089
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LISTING #14539
ABOUT THE FARM

Very high quality Butler County farmland offering! This 80 acre property consists of 76.89 tillable acres carrying a CSR2 of 87.7. Excellent soil types include Maxfield, Klinger and Dinsdale silty clay loams. This farm is centrally based between multiple ethanol plants and has a variety of near by elevators for numerous grain marketing options. The property is located just east of Aredale at the corner of paved County Highway C23/150th Street and Douglas Avenue, all in Bennezette Township, Butler County, Iowa.

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PRICE $750,000

PRICE/ACRE $9,375
FARM PROGRAM INFORMATION

FSA Cropland Acres: 76.89
Corn Base: 57.67 Acres with a PLC Yield of 155
Soybean Base: 19.22 Acres with a PLC Yield of 48

PARCEL NUMBER

0128400041

EST. NET TAXES

$2,454

DIRECTIONS

From Aredale: Travel East on County Highway C23/150th Street for 2 miles to Douglas Avenue. Farm is located on the northwest corner of the intersection.

TILLABLE SOILS CSR2

<table>
<thead>
<tr>
<th>Code</th>
<th>Soil Description</th>
<th>Acres</th>
<th>% of Field</th>
<th>CSR2</th>
</tr>
</thead>
<tbody>
<tr>
<td>382</td>
<td>Maxfield silty clay loam</td>
<td>36.36</td>
<td>47.3%</td>
<td>94</td>
</tr>
<tr>
<td>184</td>
<td>Klinger silty clay loam</td>
<td>20.21</td>
<td>26.3%</td>
<td>95</td>
</tr>
<tr>
<td>1152</td>
<td>Marshan clay loam</td>
<td>12.60</td>
<td>16.4%</td>
<td>54</td>
</tr>
<tr>
<td>377B</td>
<td>Dinsdale silty clay loam</td>
<td>7.72</td>
<td>10.0%</td>
<td>94</td>
</tr>
</tbody>
</table>

Weighted Average 87.7

FOR MORE INFORMATION PLEASE VISIT PEOPLESCOMPANY.COM
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