



LISTING #14637 // 37.19 ACRES M/L

BUTLER COUNTY, IOWA FARMLAND AVAILABLE

| Three Separate Land Offerings |

LISTING #14638 // 42.87 ACRES M/L

LISTING #14639 // 80 ACRES M/L

DARAN BECKER: 515.979.3498
DARAN@PEOPLES COMPANY.COM



LISTING #14637 // 37.19 ACRES M/L

PRICE: \$334,710
PRICE/ACRE: \$9,000
EST. NET TAXES: \$980

DESCRIPTION
Offering 37.19 acres m/l of high quality Butler County, Iowa farmland for sale located just northeast of Parkersburg in section 17 of Albion township. There are 36.07 acres considered FSA tillable carrying a CSR2 of 79.5. The primary soil types include Clyde-Floyd, Coland, and Kenyon. This would make a great addition to anyone’s operation or a nice starter farm for a beginning farmer.

*There is approximately 122.87 additional acres m/l also available to the East and Southeast.

DIRECTIONS
From Parkersburg go North on Highway 14/6th Street for approximately 1.5 miles then turn East onto 310th Street. Continue on 310th Street for approximately 2 miles and the property lies on the Northwest corner of 310th Street and Oak Avenue.



LISTING #14638 // 42.87 ACRES M/L

PRICE: \$334,710
PRICE/ACRE: \$9,000
EST. NET TAXES: \$980

DESCRIPTION
Offering 42.87 acres m/l of high quality Butler County, Iowa farmland located just northeast of Parkersburg, Iowa in Section 16 of Albion Township. There are 18.47 acres currently in row crop and 20.14 acres of CRP that will Expire in October 2019 and will be available to plant in 2020. There are 2.16 acres that will remain in CRP until 2022 with a payment of \$262.80 per acre. The 38.61 acres that can be farmed in 2020 have a CSR2 of 79 with primary soil types of Floyd, Clyde-Floyd and Kenyon.

*There is approximately 117.19 additional acres m/l also available to the West and South.

DIRECTIONS
From Parkersburg go North on Highway 14/6th Street for approximately 1.5 miles then turn East onto 310th Street. Continue on 310th Street for approximately 2 miles and the property lies on the Northeast corner of 310th Street and Oak Avenue.



LISTING #14639 // 80 ACRES M/L

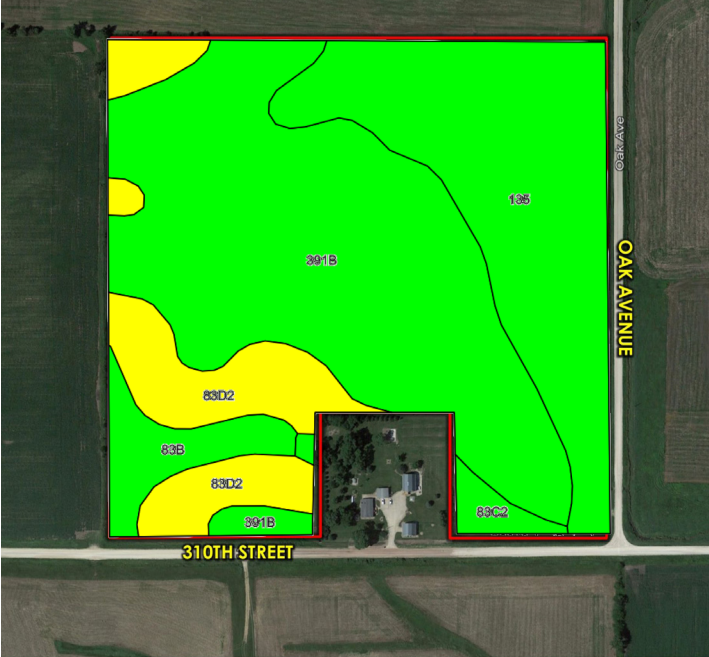
PRICE: \$334,710
PRICE/ACRE: \$9,000
EST. NET TAXES: \$980

DESCRIPTION
Offering 80 acres m/l of Butler County, Iowa farmland for sale located just northeast of Parkersburg in section 21 of Albion township. This tillable/CRP combination farm has 8.76 acres currently being farmed and approximately 57.12 acres of CRP that will expire in October of 2019. The acres that will be available for farming in 2020 carry a CSR2 of 72.9 and have primary soils types of Kenyon and Floyd. There are 6.1 acres of CRP expiring in 2022 with a payment of \$190.51 per acre and 1.55 acres of waterways in CRP expiring in 2027 with a payment of \$300 per acre. This farm has a tremendous view of the Beaver river and excellent hunting opportunities on the the south end of the farm.

*There is approximately 80.06 additional acres m/l also available to the North and Northwest.

DIRECTIONS
From Parkersburg go North on Highway 14/6th Street for approximately 1.5 miles then turn East onto 310th Street. Continue on 310th Street for approximately 2 miles and the property lies on the Southeast corner of 310th Street and Oak Avenue.

TILLABLE SOILS MAP // #14637					
Code	Soil Description	Acres	% of Field	Legend	CSR2
391B	Clyde-Floyd complex	17.62	48.8%	<div></div>	87
135	Coland clay loam	10.83	30.0%	<div></div>	74
83D2	Kenyon loam	5.08	14.1%	<div></div>	61
83B	Kenyon loam	1.85	5.1%	<div></div>	90
83C2	Kenyon loam	0.69	1.9%	<div></div>	84
Weighted Average					79.5



TILLABLE SOILS MAP // #14638					
Code	Soil Description	Acres	% of Field	Legend	CSR2
198B	Floyd loam	11.08	27.2%	<div></div>	89
391B	Clyde-Floyd complex	10.42	25.6%	<div></div>	87
83D2	Kenyon loam	9.98	24.5%	<div></div>	61
135	Coland clay loam	7.55	18.5%	<div></div>	74
83C2	Kenyon loam	1.04	2.6%	<div></div>	84
84	Clyde silty clay loam	0.70	1.7%	<div></div>	88
Weighted Average					78.7



TILLABLE SOILS MAP // #14639					
Code	Soil Description	Acres	% of Field	Legend	CSR2
83C2	Kenyon loam	15.66	23.8%	<div></div>	84
198B	Floyd loam	15.04	22.8%	<div></div>	89
83D2	Kenyon loam	12.43	18.9%	<div></div>	61
175C	Dickinson fine sandy loam	11.76	17.9%	<div></div>	45
135	Coland clay loam	5.25	8.0%	<div></div>	74
391B	Clyde-Floyd complex	3.21	4.9%	<div></div>	87
84	Clyde silty clay loam	1.71	2.6%	<div></div>	88
284B	Flagler sandy loam	0.40	0.6%	<div></div>	51
175B	Dickinson fine sandy loam	0.32	0.5%	<div></div>	50
41B	Sparta loamy fine sand	0.10	0.2%	<div></div>	39
Weighted Average					72.9



12119 Stratford Drive, Ste B
Clive, IA 50325
PeoplesCompany.com



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