

**152** ACRES  
M/L



# BUTLER COUNTY, IOWA FARMLAND FOR SALE

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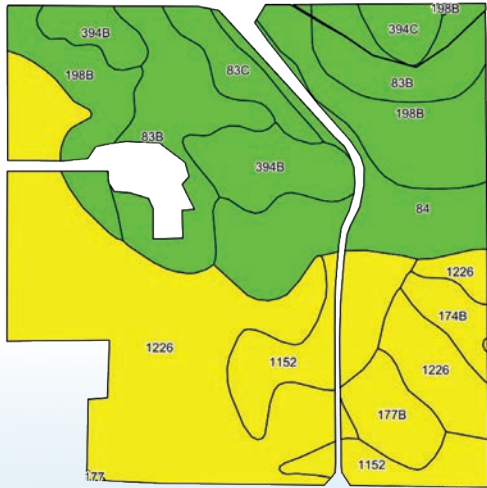
# BUTLER COUNTY, IOWA FARMLAND FOR SALE

Offering 152 acres m/l of high quality Butler County farm land located in a strong area. Farm consists of 135.53 tillable acres carrying a CSR2 of 72.8. Primary soil types on the tillable acres include Lawler, Kenyon, Floyd, and Clyde. Farm includes building site of approximately 4 acres that could be cleared for additional tillable acres. Farm is located northwest of Dumont in Section 8 of Pittsford Township.

Directions: From Dumont, travel north on Clay Avenue/Co HWY T16 for approximately 2.5 miles to 180th Street. Turn west onto 180th Street and continue for 1.25 miles. Farm is located on the north side of 180th Street. Follow 180th Street as it turns north and road becomes Birch Avenue. Farm is situated on the east side of Birch Avenue.

Farm Program Information:  
Corn - 104.86 base acres with a PLC Yield 120  
Beans - 34.4 base acres with a PLC Yield of 38  
Farm is enrolled in ARC-CO. Wetland determination is not complete.

Asking Price: \$1,134,680 (\$7,465/acre)  
Estimated Taxes: \$3,746 annually



## TILLABLE SOILS

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR
1226	Lawler loam	48.31	35.6%		59	72
83B	Kenyon loam	18.49	13.6%		90	85
198B	Floyd loam	17.15	12.7%		89	75
84	Clyde silty clay loam	14.59	10.8%		88	75
1152	Marshan clay loam	13.55	10.0%		54	68
394B	Ostrander loam	9.44	7.0%		88	85
177B	Saude loam	4.72	3.5%		55	58
83C	Kenyon loam	3.87	2.9%		85	70
174B	Bolan loam	2.94	2.2%		64	70
394C	Ostrander loam	2.39	1.8%		83	70
177	Saude loam	0.08	0.1%		60	63
Weighted Average					72.8	74.4

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12119 Stratford Dr, Ste B  
Clive, IA 50325



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