

BUTLER COUNTY

FARMLAND AVAILABLE



#14297

233
ACRES M/L

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 **PEOPLES**
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

320th Street, Parkersburg, IA 50665

233 ACRES M/L BUTLER COUNTY, IA

ABOUT THE PROPERTY

Offering 233 acres m/l of Butler County land offering a great return! This farm offers 223.95 FSA cropland acres with 151.3 acres currently in row crop production and the remaining acres enrolled into attractive CRP programs. The current tillable acres carry a CSR2 of 56.0 with the FSA tillable acres carrying a CSR2 of 56.1. The 72.56 acres currently enrolled into CRP programs pay \$21,233 annually with contracts expiring in 2029 and 2030. The first contract consists of 49.23 acres enrolled into the CP23 program paying \$280.80 per acre or \$13,824 annually and expires in 2029, with the remaining 23.42 acres enrolled into a CP21 program paying \$316.35 per acre or \$7,409 and expires in 2030. There is also added value to this property with Beaver Creek running along the south side, making this a recreational farm offering an annual return near 4%! This farm is located east of Parkersburg in Section 26 of Albion Township.

LEGAL DESCRIPTION

The North One-half of the Southwest Quarter (N1/2 SW1/4) of Section Twenty-six (26), Township Ninety (90) North, Range Sixteen (16), West of the 5th P.M., in Butler County, Iowa AND The Northwest Quarter (NW1/4) of Section Twenty-six (26), Township Ninety (90) North, Range Sixteen (16) West of the 5th P.M. in Butler County, Iowa EXCEPT Parcel A located in the NW1/4 of Sec. 26, Twp. 90 N, Rge. 16 West of the 5th P.M., as per Plat of Survey filed June 1, 1994, Recorded in Book "H", page 272 of the records of the Butler County Recorder.

FARM DETAILS

FSA Cropland: 223.95 acres
Effective DCP Cropland: 151.30 acres
Corn: 151.01 base acres with a PLC yield of 116
Farm is enrolled into the ARC-CO crop insurance program.

Total CRP: 72.65 acres paying approximately \$21,233 annually
CP23: 49.23 acres paying \$280.80/acre or approximately \$13,824 annually expiring in 2029
CP21: 23.42 acres paying \$316.35/acre or approximately \$7,409 annually expiring in 2030

DIRECTIONS

From Parkersburg, travel east on Highway 57 for 2 miles to Sinclair Avenue. Travel north on Sinclair avenue for 1 mile to 320th Street. Head east on 320th Street for 1.5 miles and the farm will be located on the south side of the road.

For more information, photos, maps, and drone video, please visit our website PeoplesCompany.com and look up Listing #14297.

Price: \$1,550,000

Price/Acre: \$6,652

Net Taxes: \$4,454

CSR: 61.6

CSR2: 56.1

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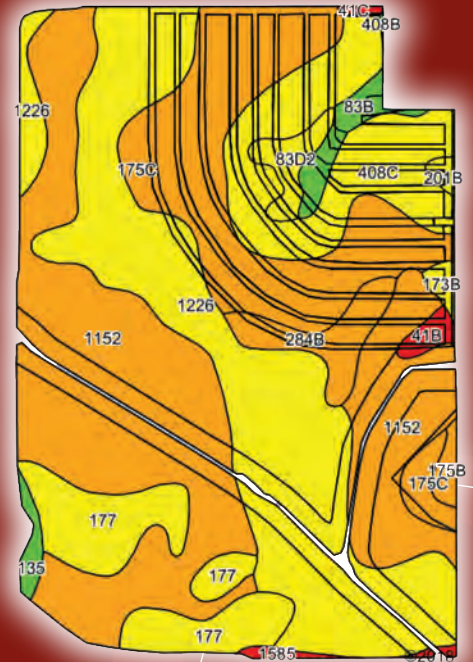
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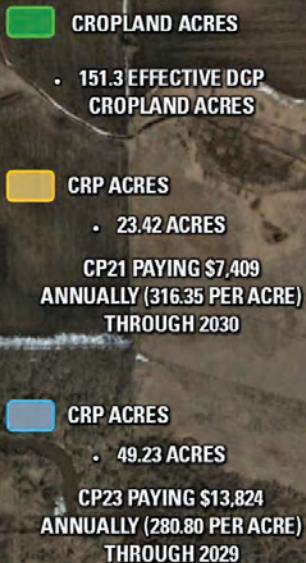
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TILLABLE SOILS MAP

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	CSR2	CSR	NCCPI Overall
1152	Marshan clay loam	70.93	31.7%		54	68	84
1226	Lawler loam	58.69	26.2%		59	72	86
175C	Dickinson fine sandy loam	36.22	16.2%		45	40	61
408C	Olin fine sandy loam	22.54	10.1%		68	52	79
177	Saude loam	16.83	7.5%		60	63	75
284B	Flagler sandy loam	5.66	2.5%		51	50	62
83D2	Kenyon loam	3.03	1.4%		61	58	64
83C2	Kenyon loam	1.66	0.7%		84	68	68
83B	Kenyon loam	1.60	0.7%		90	85	84
135	Coland clay loam	1.38	0.6%		74	80	94
41B	Sparta loamy fine sand	1.32	0.6%		39	40	50
175B	Dickinson fine sandy loam	1.20	0.5%		50	55	60
173B	Hoopeston fine sandy loam	0.92	0.4%		55	55	68
1585	Spillville-Coland complex	0.91	0.4%		24	25	48
201B	Coland-Terril complex	0.65	0.3%		60	68	76
41C	Sparta loamy fine sand	0.35	0.2%		34	25	50
408B	Olin fine sandy loam	0.06	0.0%		73	67	79
Weighted Average					56.1	61.6	78.1



CRP MAP



LISTING AGENTS

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