

BUTLER COUNTY, IOWA **FARMLAND AVAILABLE**

COUNTY HIGHWAY C23 / DOUGLAS AVENUE | AREDALE, IOWA 50605



80
ACRES M/L

LISTING #14539

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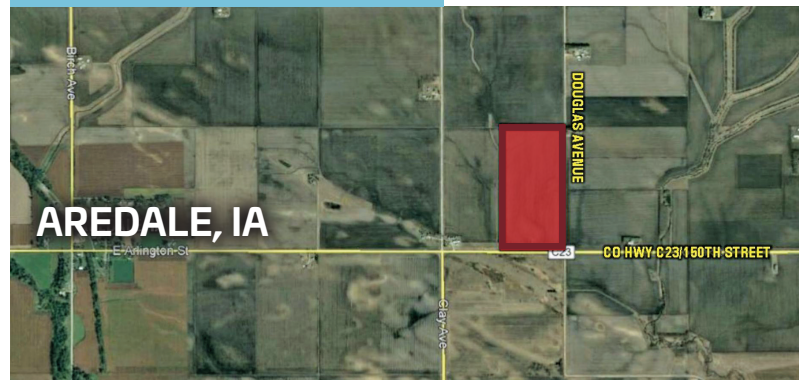
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ABOUT THE FARM

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.



PRICE \$750,000

PRICE/ACRE \$9,375

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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

Code	Soil Description	Acres	% of Field	CSR2 Legend	CSR2
382	Maxfield silty clay loam	36.36	47.3%		94
184	Klinger silty clay loam	20.21	26.3%		95
1152	Marshan clay loam	12.60	16.4%		54
377B	Dinsdale silty clay loam	7.72	10.0%		94
Weighted Average					87.7

FOR MORE INFORMATION PLEASE VISIT PEOPLESCOMPANY.COM

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