



AGRI • MANAGEMENT S E R V I C E S

**75 Acres m/l
Butler County, IA
\$656,250 (\$8,750/acre)**

**Farm for Sale
Agnitsch Farm**

Location: Located four miles East of Aredale, in Section 25 of Bennezetete Township; north of 150th Street. Look for signs.

Taxes: Estimated at \$2,150.00.

Acreage Breakdown:

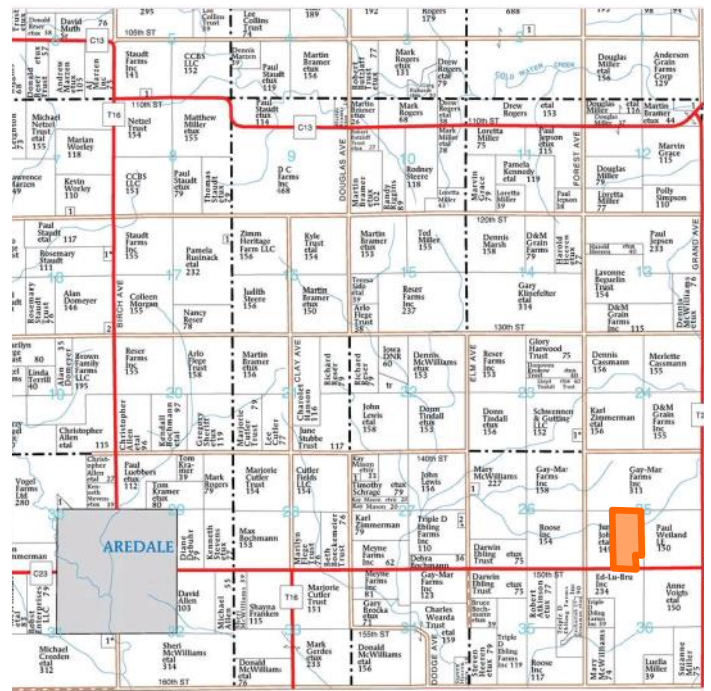
Total Acres: 75.0 A m/l
Tillable Acres: 74.0 A m/l

Possession: At time of closing. Farm is leased for 2019 crop season. Terms of the lease available upon request.

Comments: Seller to provide drainage ditch crossing. Drainage tile located on north half of the farm. Tile map available upon request. Survey being completed for exact acres and legal description.

Soil Productivity:

Tillable CSR2: 83.9 Tillable CSR: 78.3



Agri Management Services

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Appraisals

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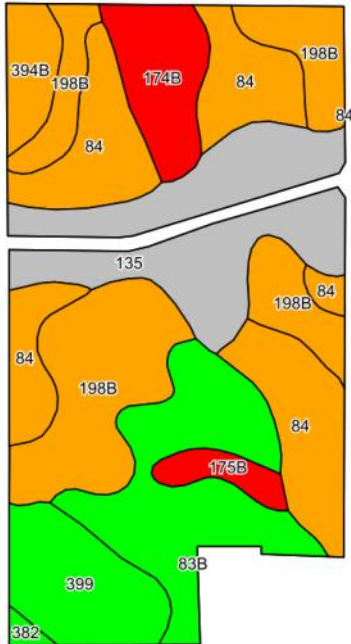
Real Estate Sales

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Agri Management Services or its staff. All acres are considered more or less.

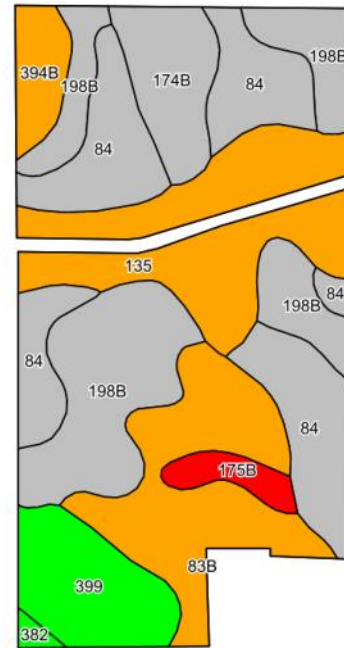


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Tillable Soil Map - CSR2



Tillable Soil Map - CSR



Code	Soil Description	Acres	% of field	CSR2 Legend	Non-Irr Class	CSR2*	CSR
84	Clyde silty clay loam, 0 to 3 percent slopes	16.97	23.1%		IIw	88	75
198B	Floyd loam, 1 to 4 percent slopes	16.72	22.7%		IIw	89	75
135	Coland clay loam, 0 to 2 percent slopes	13.18	17.9%		IIw	74	80
83B	Kenyon loam, 2 to 5 percent slopes	11.36	15.4%		Ile	90	85
399	Readlyn silt loam, 1 to 3 percent slopes	6.14	8.3%		Iw	91	90
174B	Bolan loam, 2 to 5 percent slopes	4.81	6.5%		IIs	64	70
394B	Ostrander loam, 2 to 5 percent slopes	2.48	3.4%		Ile	88	85
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.58	2.1%		IIle	50	55
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.37	0.5%		IIw	94	90
Weighted Average						83.9	78.3



***CSR vs. CSR2:** The USDA Natural Resources Conservation Service (NRCS) released an updated Corn Suitability Rating soil survey for Iowa in January 2014, called CSR2. It is a revised formula of the original CSR formula which has been used since 1971 to measure potential soil productivity. It is likely the CSR values based on the CSR2 formula will be different than the original CSR values. During this transition to the CSR2 formula, Agri Management Services will provide both the CSR and CSR2 values.

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Pictures of Farm



View of Farm from the South



View of Farm from the West

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