



AGRI • MANAGEMENT S E R V I C E S

**75 Acres m/l
Sold for
\$660,000 (\$8,800/acre)**

**Farm Sold
Butler County, Iowa**

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

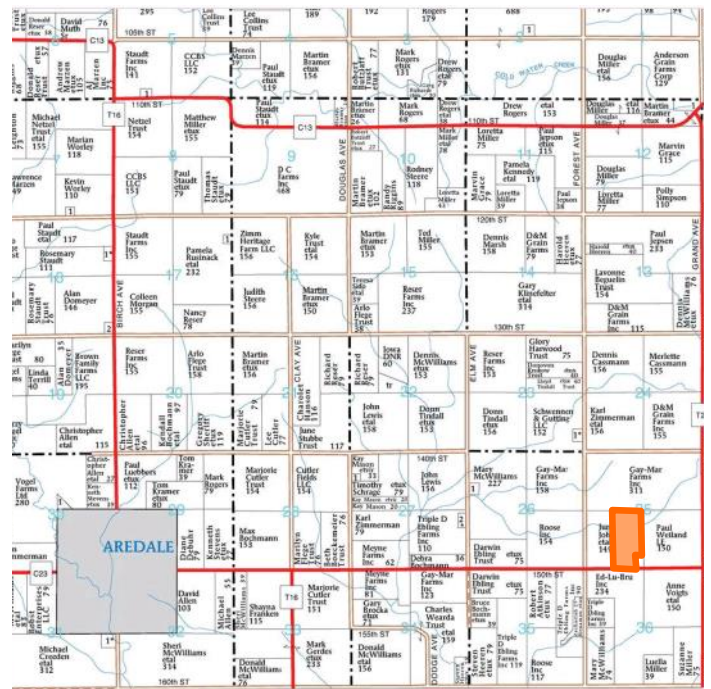
Taxes: Estimated at \$2,150.00.

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

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

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

Appraisals

Farm Management

Real Estate Sales

5475 Dyer Avenue, Suite 141
Marion, IA 52302
319-377-1143

Richard Isaacson, AFM, ARA
Ben Isaacson
John Airy

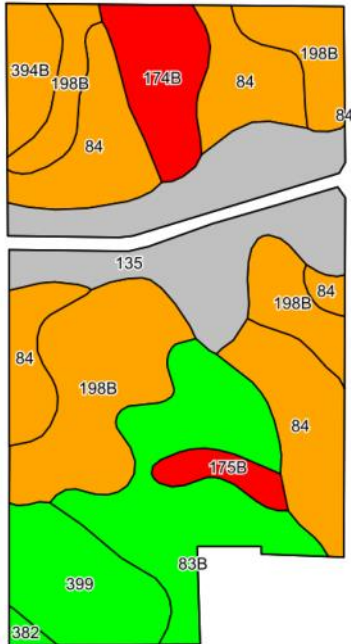
Richard@agri-management.com
Ben@agri-management.com
John@agri-management.com

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.

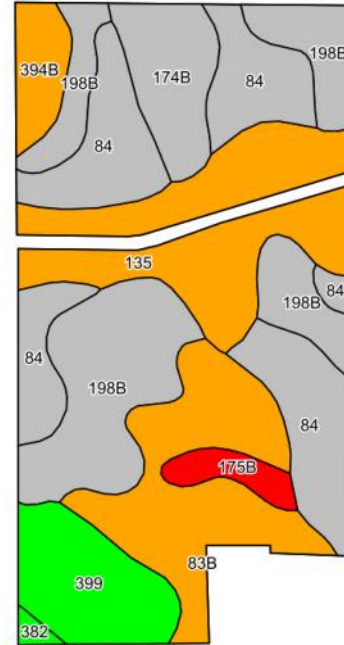


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Tillable Soil Map - CSR2



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%	Orange	IIw	88	75
198B	Floyd loam, 1 to 4 percent slopes	16.72	22.7%	Yellow	IIw	89	75
135	Coland clay loam, 0 to 2 percent slopes	13.18	17.9%	Grey	IIw	74	80
83B	Kenyon loam, 2 to 5 percent slopes	11.36	15.4%	Green	Ile	90	85
399	Readlyn silt loam, 1 to 3 percent slopes	6.14	8.3%	Light Green	Iw	91	90
174B	Bolan loam, 2 to 5 percent slopes	4.81	6.5%	Red	IIIs	64	70
394B	Ostrander loam, 2 to 5 percent slopes	2.48	3.4%	Orange	Ile	88	85
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.58	2.1%	Red	IIIe	50	55
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.37	0.5%	Dark Green	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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