



1705 WEST D STREET SUITE 3  
VINTON, IA 52349



**CODY SKINNER**  
515-443-6343  
LAND BROKER  
AUCTION CONTACT

**NICK SKINNER**  
515-650-0974  
LAND AGENT  
AUCTION CONTACT

**LAND AUCTION • BUTLER COUNTY, IA • 47 ± ACRES**  
WEDNESDAY, JUNE 12TH, 2019 • 1PM • BOYD COMMUNITY BUILDING • SHELL ROCK, IA

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Boyd Community Building • Shell Rock, IA

# LAND AUCTION

BUTLER COUNTY, IA • 47 ± ACRES



IOWA'S PROFESSIONAL LAND AUCTION SERVICE ACROSS ALL OF IOWA  
[lowalandcompany.com](http://lowalandcompany.com) [info@iowalandcompany.com](mailto:info@iowalandcompany.com)

# LAND AUCTION

## BUTLER COUNTY, IA • 47 ± ACRES

Iowa Land Company will be offering a very nice 47-acre Butler County land tract on June 12th at 1pm at the Boyd Community Building located in Shell Rock, IA. The farm offers 46.58 tillable acres that carries a CSR2 of 56.6. The farm is currently cash rented for the 2019 farming season for \$250 per tillable acre. The buyer will receive the second part of the cash rent payment in Dec 1, 2019 from the tenant which will be \$5,822.50. This is a great opportunity to buy a well taken care of farm located 5.5 miles north of New Hartford, IA on hard surface roads C55 and T55. The farm is open for the 2020 growing season.

### LAND AGENTS

**Cody Skinner** 515-443-6343

**Nick Skinner** 515-650-0974

#### AUCTION ADDRESS

303 S Cherry St,  
Shell Rock, IA 50670

#### TRACT 1

47 ± Acres  
46.58 Cropland Acres,  
56.6 CSR2  
46.58 ± Acres in  
Production

#### FARM ADDRESS

Beaver Township,  
Section 5

#### FARM LEASE

Farm is leased for the  
2019 farming season.  
Buyer will receive 1/2  
cash rent on December  
1st. Farm lease is  
open for 2020.

#### POSSESSION

Closing will be on  
or before July  
11th, 2019.

#### TAXES

\$924 +/- Annually



**LEGAL TERMS** Information provided herein was obtained from sources deemed reliable, but neither Iowa Land Company nor the Seller make any guarantees or warranties as to its accuracy. All potential bidders are urged to inspect the property, its condition, and to rely on their own conclusion. All sketches, dimensions, and acreage figures are approximate or "more or less". Any announcements made auction day by Iowa Land Company will take precedence over any previous printed materials or oral statements. Iowa Land Company and Seller reserve the right to preclude any person from bidding if there is any questions as to the person's credentials or fitness to bid.



**SELLING AS 1 TRACT**

**47 ACRES**

**PRICE LOSS COVERAGE**

Corn: 120  
Soybeans: 0

**BASE ACRES**

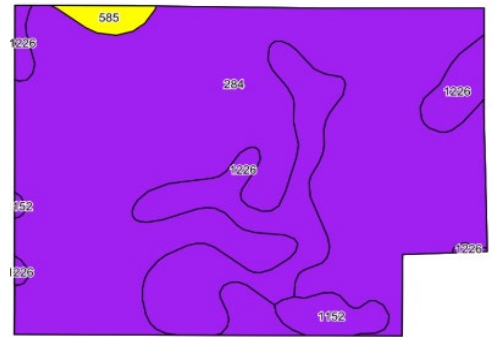
Corn: 46.58  
Soybeans: 0

**AGRICULTURAL INFORMATION**

56.6 CSR2  
46.58 Cropland Acres  
46.58 Tillable Acres

**LOCATION**

Beaver TWP  
Section 5



**Area Symbol: IA023, Soil Area Version: 24**

Code	Soil Description	Acres	Percent of Field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
284	Flagler sandy loam, 0 to 2 percent slopes	36.36	78%		IIIs	56	55
1226	Lawler loam, 0 to 2 percent slopes	8.37	18%		IIs	59	72
1152	Marshan clay loam, 0 to 2 percent slopes	1.22	2.6%		IIw	54	68
585	Spillville Coland Complex, 0 to 2 percent slopes	.64	1.4%		IIw	64	80
<b>Weighted Average</b>						<b>56.6</b>	<b>58.7</b>

\*\*IA has updated the CSR values for each county to CSR2  
\*c: Using Capabilities Class Dominant Condition Aggregation Method

