

# Schipper Farm for Sale

**71.5 Gross Acres; 67.5 tillable acres**

**West ½ Southwest ¼ except 8.5 acres in the SE corner  
thereof; Section 20- T91N-R17W**

**Ripley Township; Butler County**

**Outright possession for 2021 is available.**

**R E Taxes - \$1,285.11 gross**

**Asking Price - \$299,000.00**



Courtside Offices \* 23 Third Street NW \* Mason City, Iowa 50401

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**Leaseback at \$200/tillable acres is available**

**This information has been gathered from reliable sources but, Benchmark Agribusiness, Inc. does not guarantee the accuracy. All prospective buyers should do their own research and independently verify any information on which they are going to base their decision to buy.**

**This property is being sold "AS IS." The property is being sold subject to any easements including road, drainage, utility or other easements of record or pending. The sellers do not warranty or guarantee that existing fences coincide exactly with the rectangular survey lines. Any new fencing, if applicable, will be the responsibility of the purchaser pursuant to Iowa statutes.**

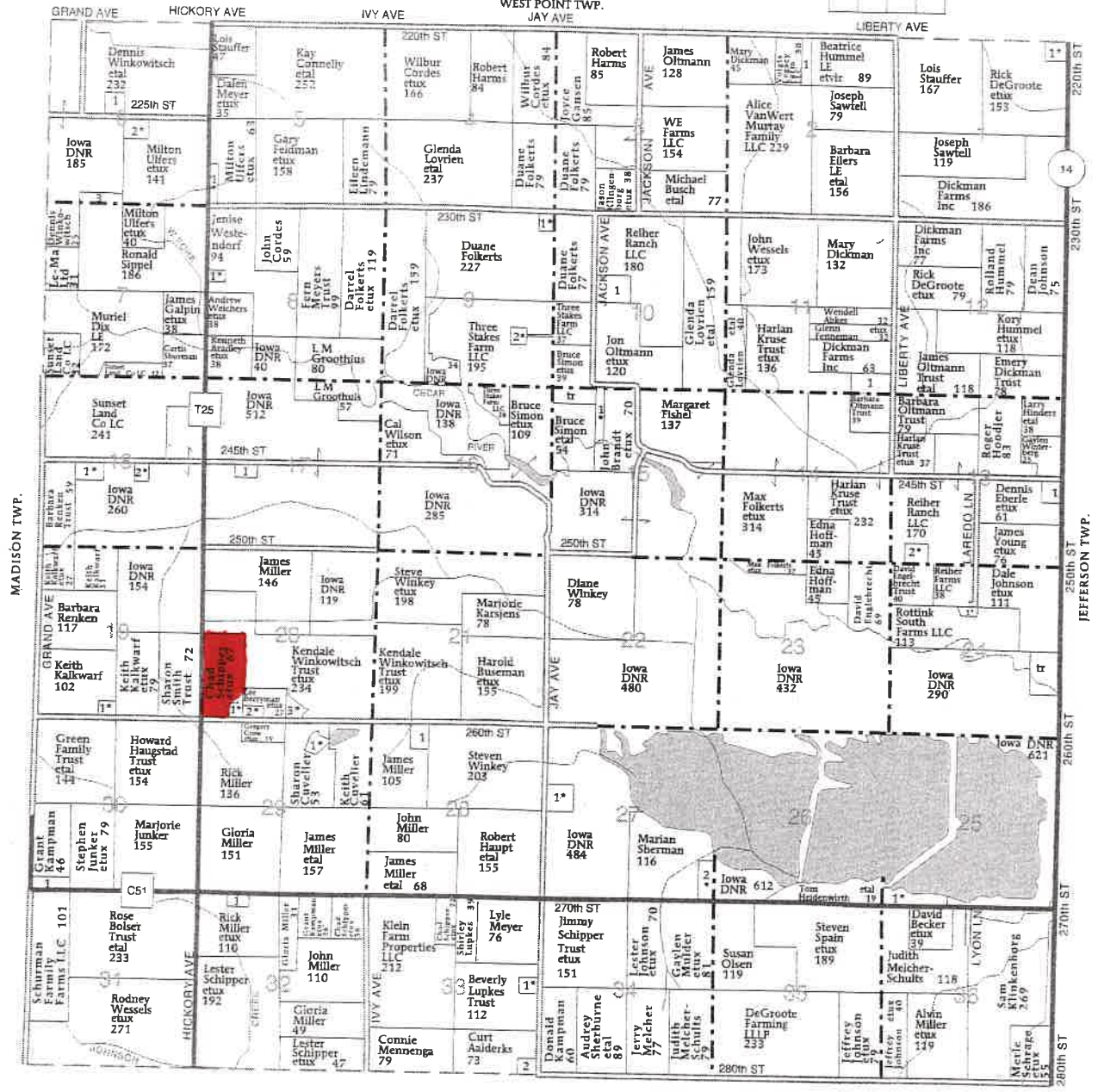
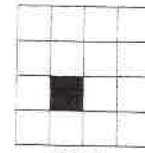
**Benchmark Agribusiness, Inc. is an agent for the Seller.**

T-91-N

# RIPLEY PLAT

(Landowners)

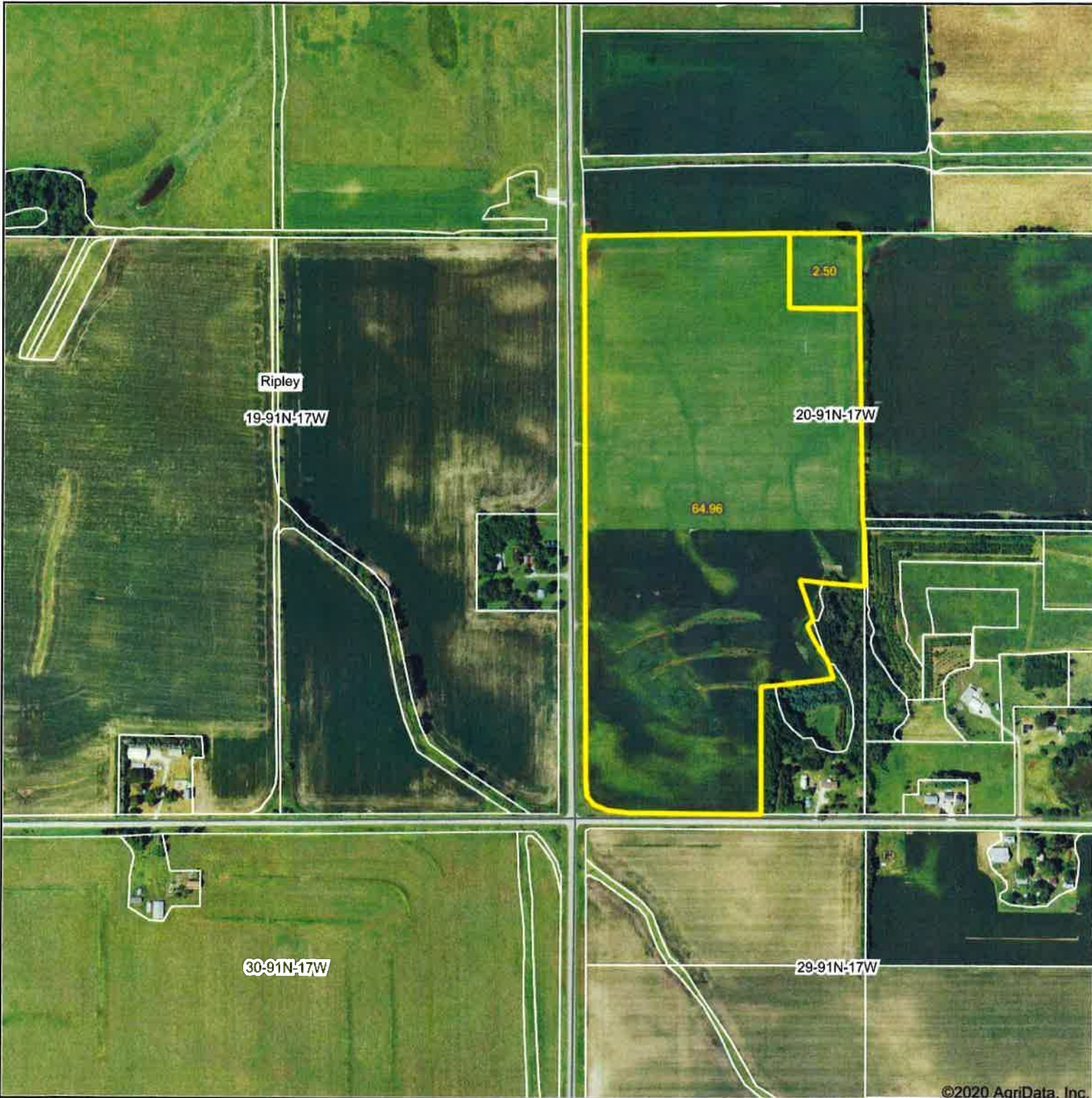
R-17-W



MONROE TWP.



# Aerial Map



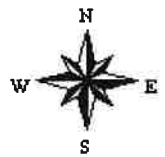
©2020 AgriData, Inc.



Map Center: 42° 40' 30.54, -92° 53' 20.88

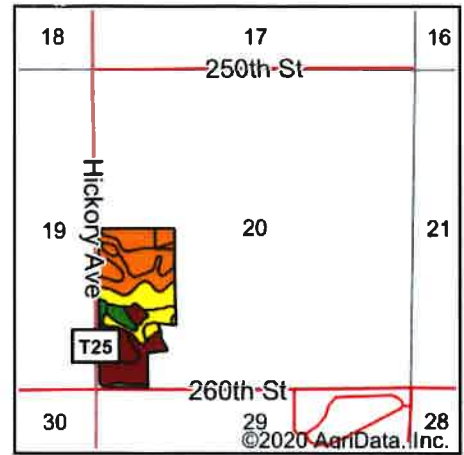
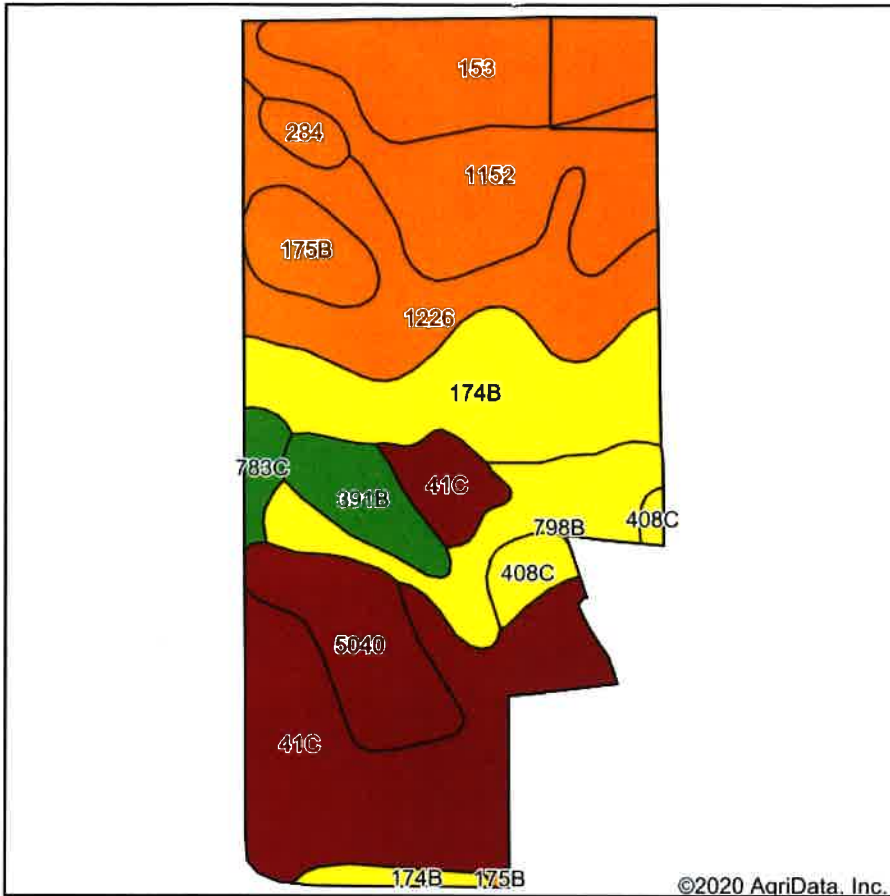


**19-91N-17W**  
**Butler County**  
**Iowa**



9/5/2020

# Soils Map



State: **Iowa**  
 County: **Butler**  
 Location: **19-91N-17W**  
 Township: **Ripley**  
 Acres: **67.46**  
 Date: **9/5/2020**



Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR	Cor n	Oats	Soybeans
41C	Sparta loamy fine sand, 5 to 9 percent slopes	14.70	21.8%		IVs	Ile	124.8	36.2	34	25			
174B	Bolan loam, 2 to 5 percent slopes	9.35	13.9%		IIIs		177.6	51.5	64	70			
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	8.82	13.1%		IIIs		185.6	53.8	59	72			
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	8.76	13.0%		IIW		166.4	48.3	54	68	90	57	30
153	Shandep clay loam, 0 to 1 percent slopes	7.74	11.5%		IIIW		176	51	50	60			
798B	Protivin clay loam, 1 to 4 percent slopes	5.09	7.5%		IIIs		193.6	56.1	72	55			
5040	Orthents, loamy	4.83	7.2%				88	25.5	5	5			
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.54	3.8%		IIW		216	62.6	87	72			
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.46	3.6%		IIIe		161.6	46.9	51	55			
408 C	Olin fine sandy loam, 5 to 9 percent slopes	1.37	2.0%		IIIe		180.8	52.4	68	52			
783 C	Cresco loam, 5 to 9 percent slopes	0.93	1.4%		IIIe		169.6	49.2	81	43			
284	Flagler sandy loam, 0 to 2 percent slopes	0.87	1.3%		IIIs		177.6	51.5	56	55			
<b>Weighted Average</b>							<b>161.1</b>	<b>46.7</b>	<b>50.9</b>	<b>51.9</b>	<b>11.7</b>	<b>7.4</b>	<b>3.9</b>

\*\*IA has updated the CSR values for each county to CSR2.

\*i Yield data provided by the ISPAID Database version 8.1 developed by IA State University.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



**PIN** 1020300045  
**Acreage** 66.9  
**Address** HICKORY  
**Owner** SCHIPPER, CHAD A & NICHOLE L  
**Class** AG LAND  
**Sale** \$310,000 01/03/2012

