



**Appraisal &
Real Estate Services**

504 2nd ST., TRAER, IOWA
319.478.2990
www.ares-ia.com

Land For Sale

79+/- Acres ⋮ **Butler County, Iowa**

Phyllis A. Hummel Revocable Trust Farm

86 CSR2

\$1,347,500



- Located 2 Miles South of Allison, Iowa
- Well-Maintained Farmland with High CSR2 Rating
- Great Add-On to an Existing Farm Operation or Investment Portfolio

Jammie Howard

Broker

Certified General RE Appraiser

(319)231-4484

jwhoward@ares-ia.com



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Plat Map

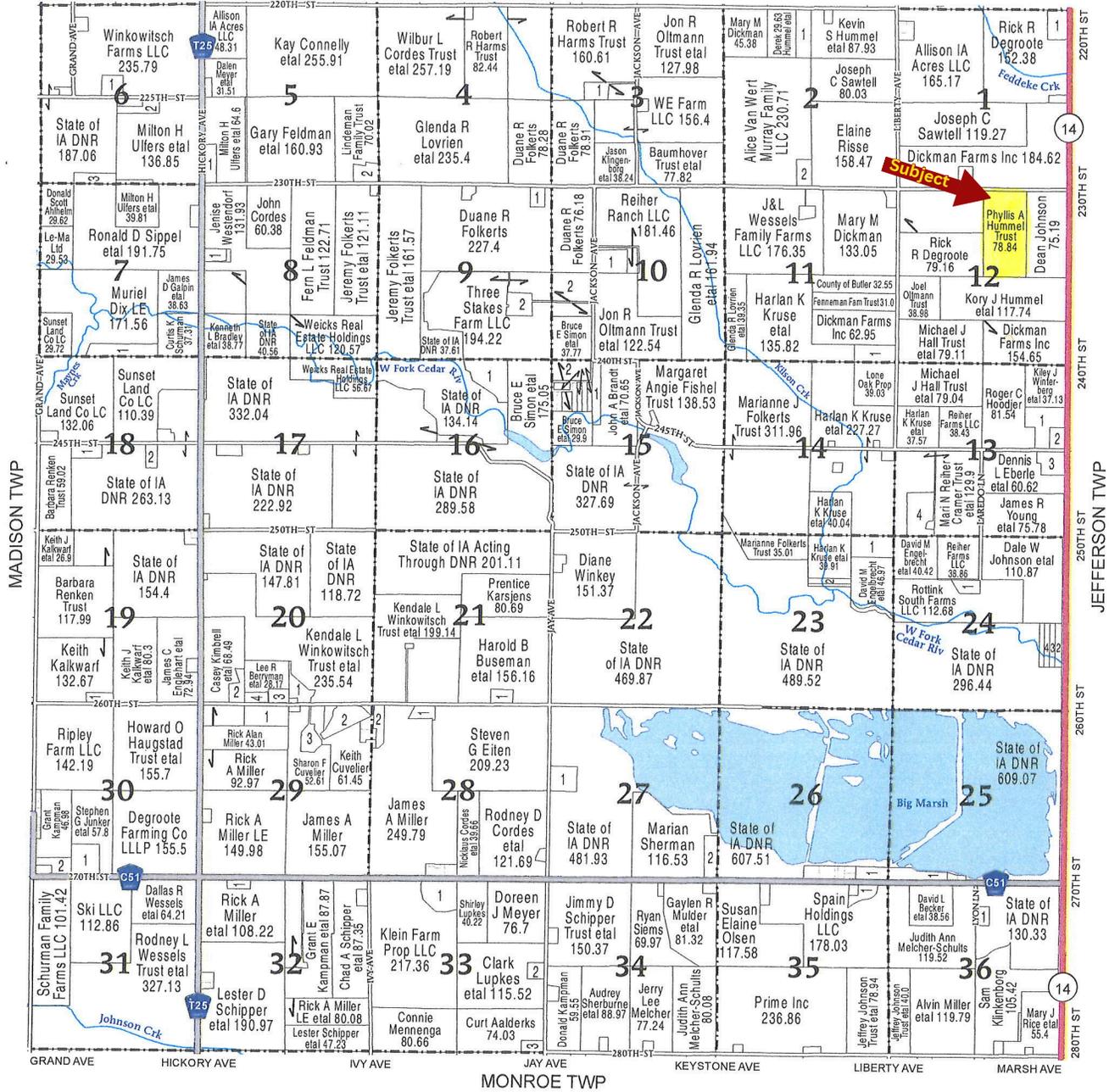
Ripley Township, Butler County, Iowa

T-91-N

RIPLEY PLAT

R-17-W

(Landowners)
WEST POINT TWP



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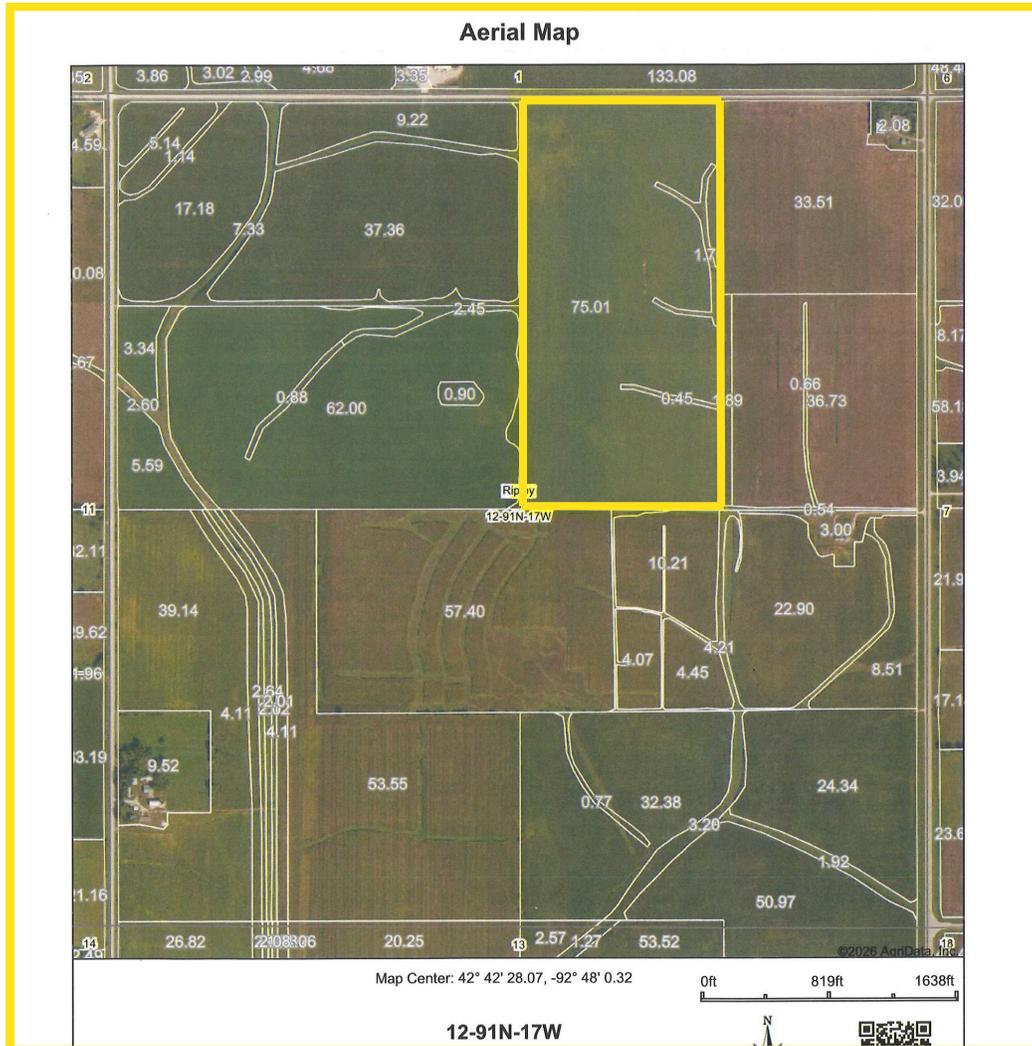


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Aerial Map

79 +/- Acres



Property Information

79 +/- Acres

\$1,347,500

Real Estate Taxes

Taxes Payable 2024-2025: \$2,704
Net Taxable Acres: 79 +/- acres
Tax Parcel ID#: 1012200040

Lease Status

Farm is leased for 2026 crop season. Contact listing agent for more information.

FSA Information

FSA/Eff. Crop Acres: 77.23
CRP Acres: 1.66
CRP Payment: \$376.80 per acre
CRP Expires 09/30/2026
Corn Base Acres: 75
Corn PLC Yield: 142 Bu.

Legal Description

West ½ Northeast ¼, Section 12, Township 91 North, Range 17 West of the 5th P.M., Butler County, Iowa.

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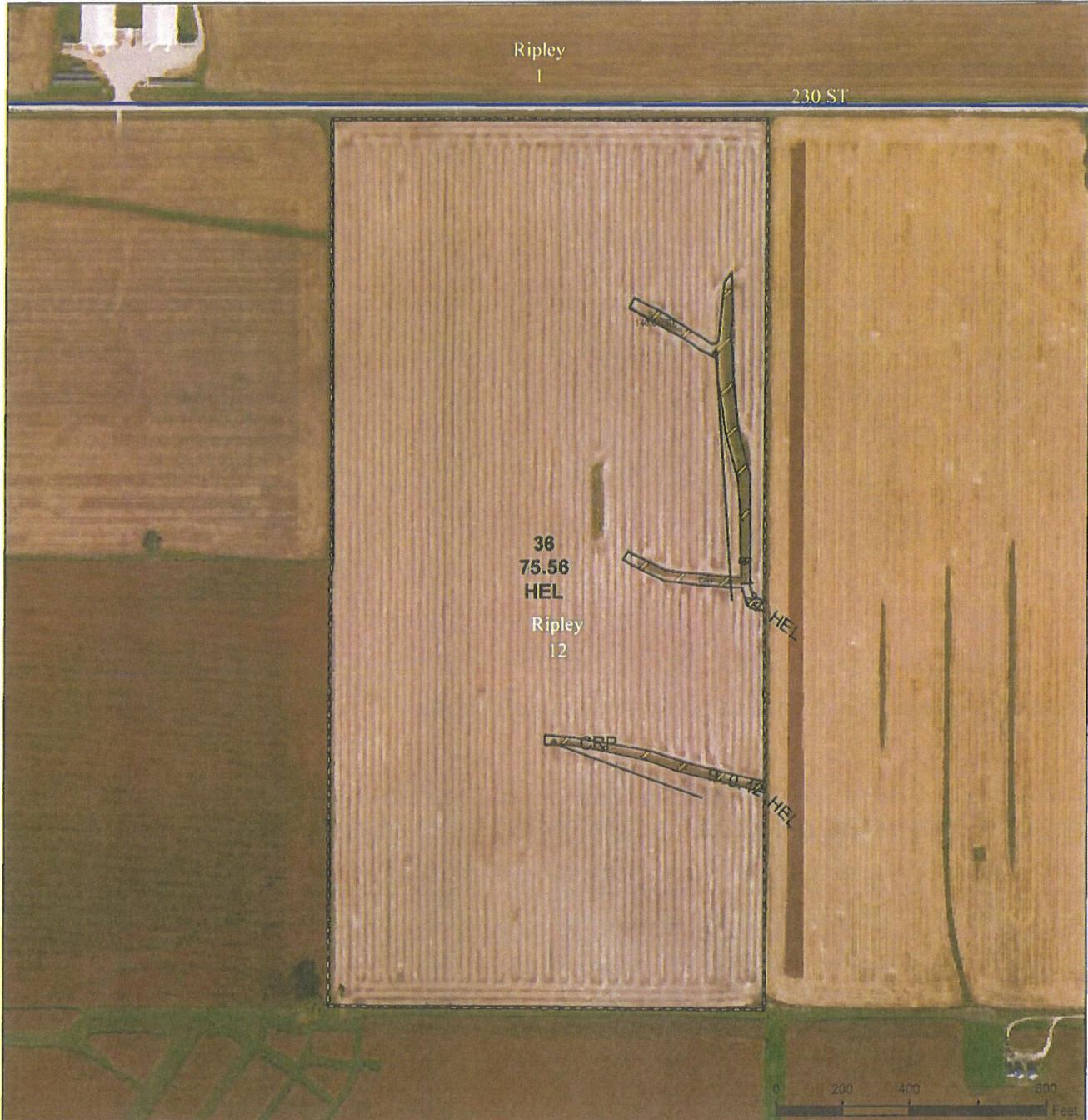
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FSA INFO

79 +/- Acres



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FSA INFO

79 +/- Acres

IOWA BUTLER Form: FSA-156EZ See Page 2 for non-discriminatory Statements.	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 1415 Prepared : 2/11/26 9:56 AM CST Crop Year : 2026
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Operator Name : |
CRP Contract Number(s) : 11916B
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.23	77.23	77.23	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	75.57	0.00		1.66	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	75.00	0.00	142	
Soybeans	0.00	0.50	0	
TOTAL	75.00	0.50		

NOTES

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Tract Number : 2940
Description : 9117 W1/2NE1/4 s12
FSA Physical Location : IOWA/BUTLER
ANSI Physical Location : IOWA/BUTLER
BIA Unit Range Number :
CRP Contract Number(s) : 11916B
HEL Status : HEL field on tract.Conservation system being actively applied
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : PHYLLIS A HUMMEL
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
77.23	77.23	77.23	0.00	0.00	0.00	0.00	0.0

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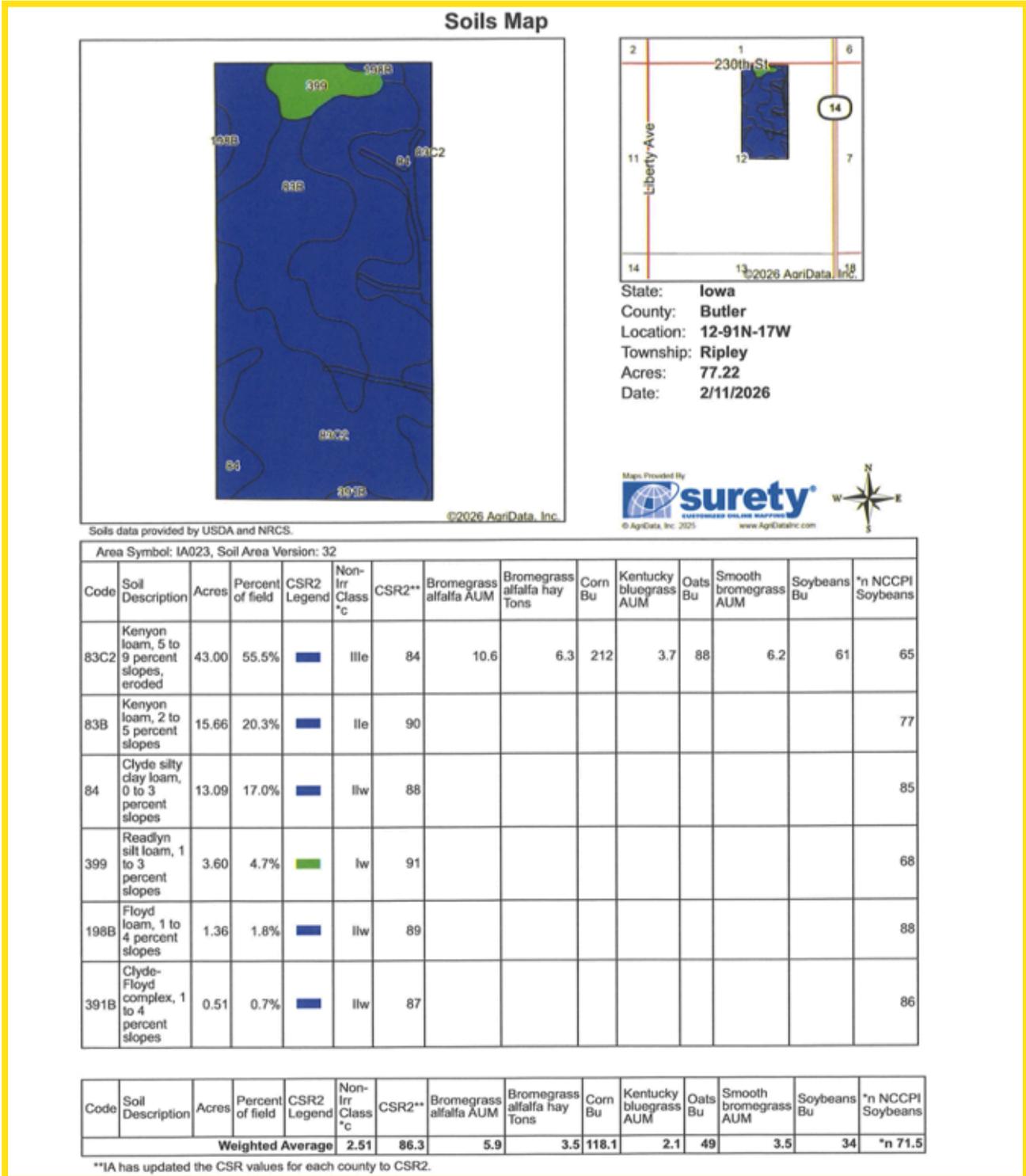


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Soil Map

79 +/- Acres



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Appraisal & Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change.

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Photos

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Reasons to Choose Appraisal & Real Estate Services

- Over 55 years of combined experience: Residential, Commercial & Ag Properties.
- Successful record auctioning farm land with online bidding.
- Large community performance with small town charm.
- Large marketing area since we are a member of both, Northeast Iowa Regional Board of Realtors MLS & Central Iowa Board of Realtors with NoCoast MLS.
- Expertise in local market gives you an educated market analysis at no charge.

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Jason Lekin

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Auctioneer

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