

A wide-angle photograph of a golden-brown cornfield under a cloudy sky. The field is filled with rows of harvested corn, and the sky is filled with soft, white clouds.

40 Acres m/l, Benton County, IA Franck Farm

75.5 CSR2—Located 1 ½ miles east of Urbana, Iowa

Property Information

Location

From Urbana - Exit # 41: 1 mile east on 54th Street Trail and ½ mile north on 33rd Avenue. The farm is located on the east side of the road.

Legal Description

The NW ¼ of the NW ¼ of Section 25, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$302,000
- \$7,550/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,208.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$30.97

FSA Data

Part of Farm Number 1638, Tract 2171
Crop Acres: 38.6
Corn Base: 20
Corn PLC Yield: 120 Bu.
Bean Base: 16
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Olin, Clyde-Floyd and Kenyon. See soil map for detail.

- **CSR2:** 75.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 70.8 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 70.9 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

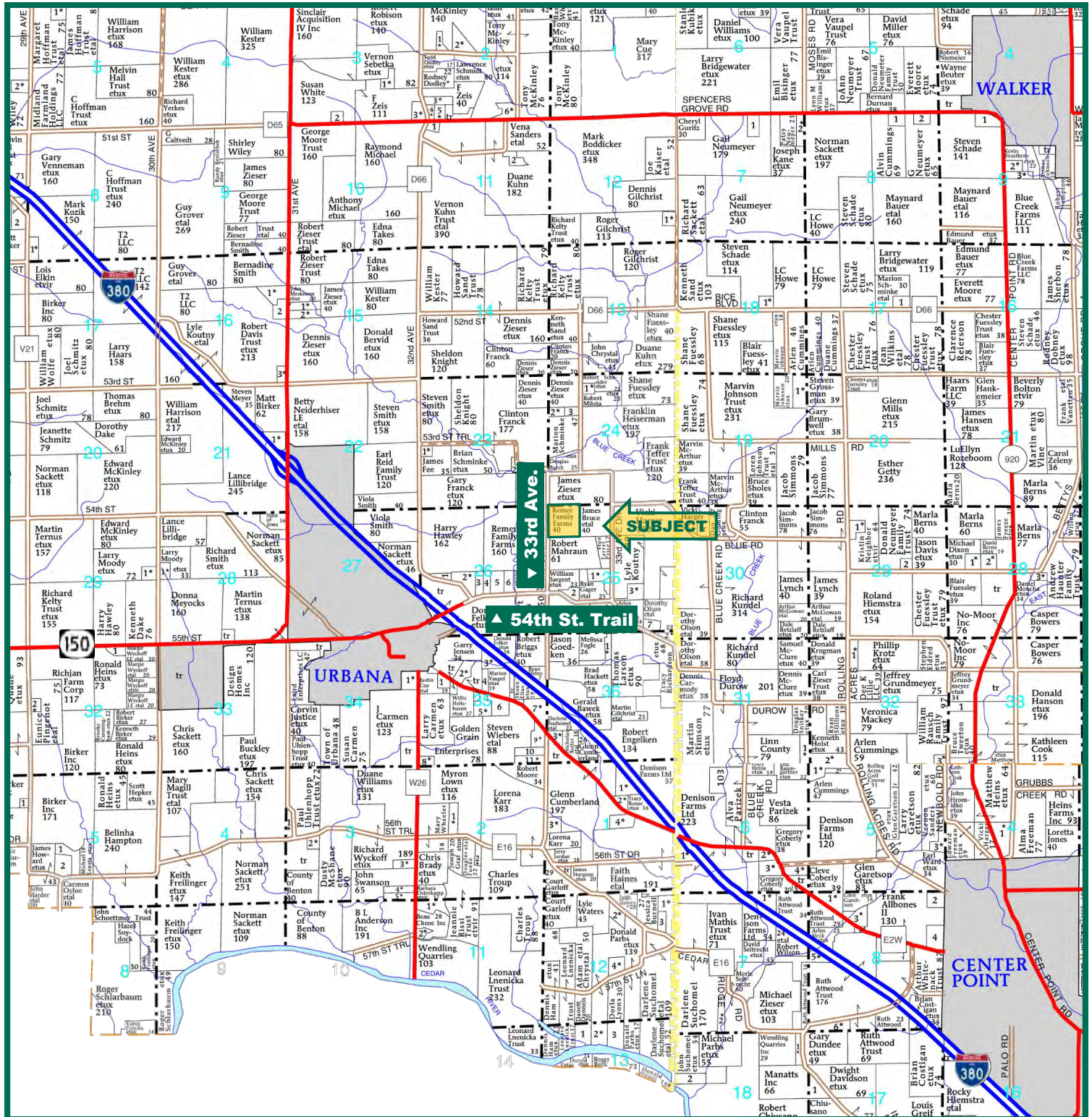
This is a clean Benton County farm that lays nice with good eye appeal.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Plat Map



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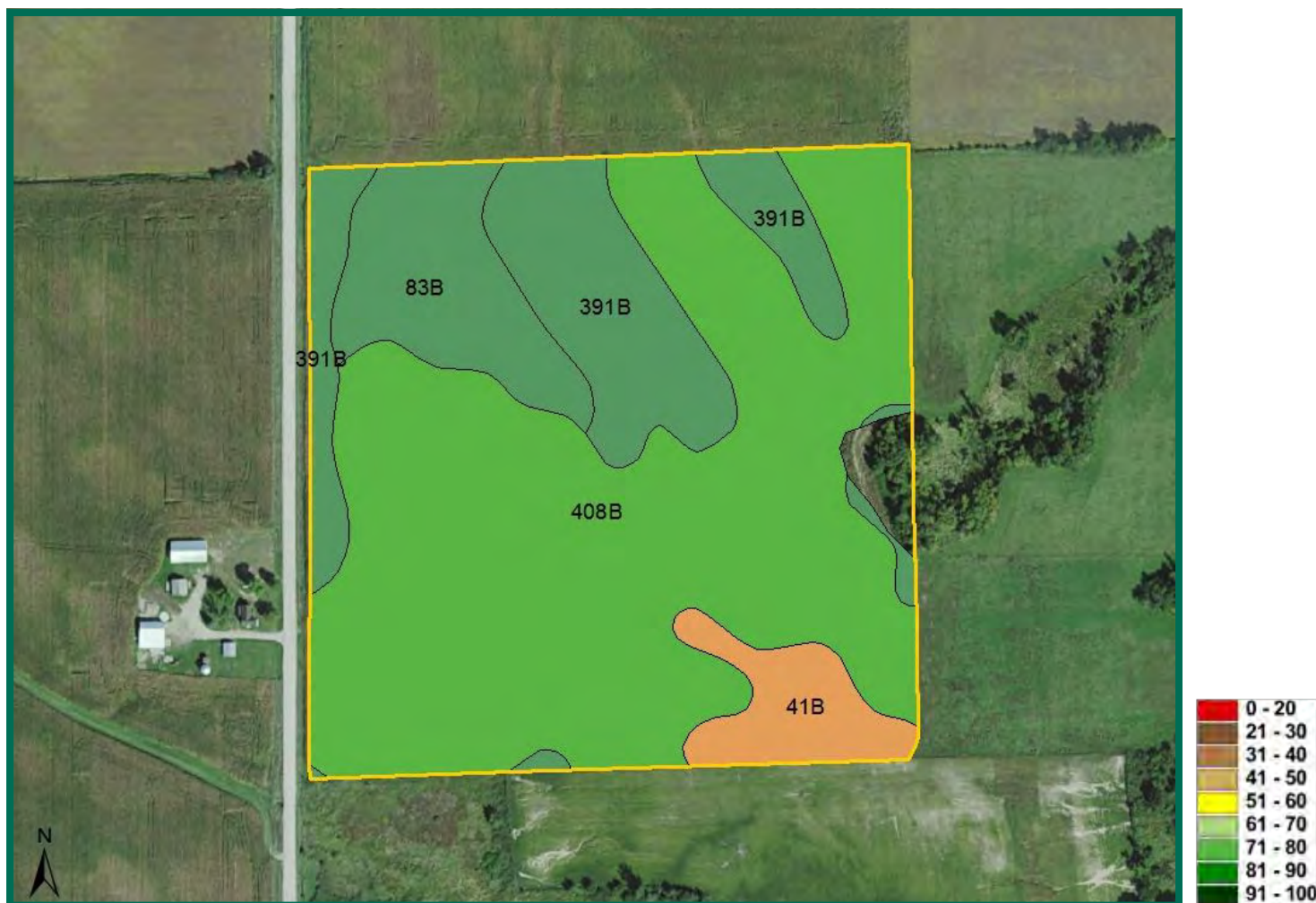
Aerial Photo



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Soil Map



| Measured Tillable Acres | | 38.6 | Avg. CSR: 70.8 | | Avg. CSR2: 75.5 | |
|-------------------------|--------------------------------------|------|----------------|------------------|-----------------|-------|
| Soil Label | Soil Name | CSR | CSR2 | Percent of Field | Non_Irr Class | Acres |
| 391B | Clyde-Floyd complex, 1 to 4 percent | 74 | 87 | 19.1% | IIw | 7.37 |
| 408B | Olin fine sandy loam, 2 to 5 percent | 70 | 73 | 65.2% | Ile | 25.15 |
| 41B | Sparta loamy fine sand, 2 to 5 | 40 | 39 | 5.5% | IVs | 2.14 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 87 | 90 | 10.2% | Ile | 3.93 |

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Assessor Map and Google Earth Photo



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