



147 Acres, m/l, Benton County, IA Golden Grain Farm

58.3 CSR/63.1 CSR2 - This Farm is Located West of Urbana, Iowa

Property Information

Location

From Urbana: Travel 5 ½ miles west on Highway 150. The farm is located on the north side of the road.

From Vinton: Travel 4 miles north on Highway 150.

Legal Description

That part of the SW ¼ of Section 27, Township 86 North, Range 10 West of the 5th P.M., Benton County, Iowa (the exact legal description to be taken from the abstract)

Price & Terms

- \$867,300
- \$5,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,234.00

Net Taxable Acres: 146.54

Tax per Net Taxable Acre: \$22.07

FSA Data

Farm Number #2592, Tract #1376

Crop Acres: 137.3*

Corn Base: 130.5

Corn PLC Yield: 140 Bu.

Bean Base: 2.4

Bean PLC Yield: 40 Bu.

*Some of the cropland acres are being used as hay/pasture.

Soil Types/Productivity

Primary soils are Aredale, Sparta and Dickinson. See soil map for detail.

- **CSR2:** 62.3 per 2016 AgriData, Inc.,

based on FSA crop acres.

- **CSR:** 57.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 60.33 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Improvements

There are two grain bins, open-front cattle shed and small garage.

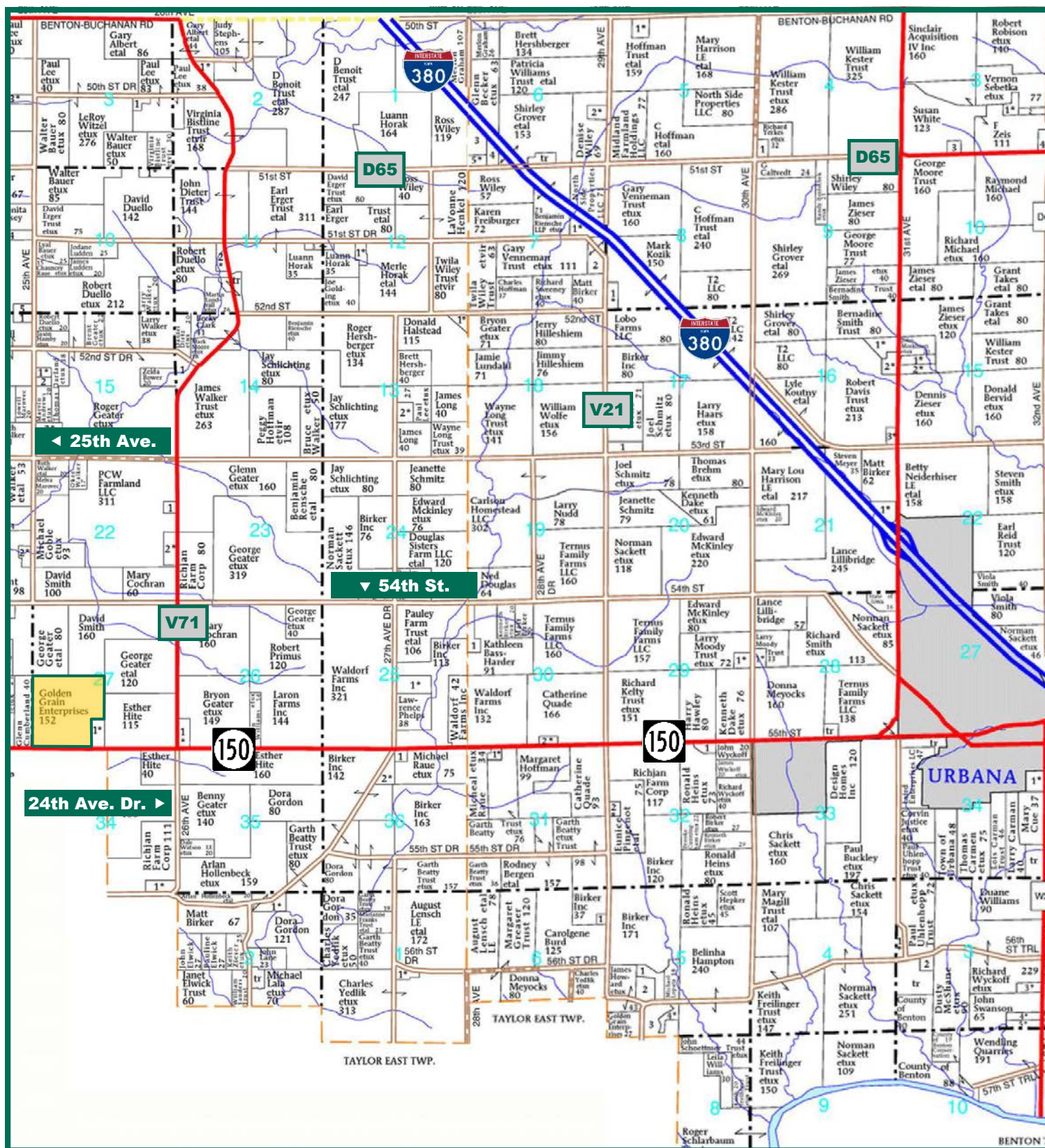
Water and Well

The well is located south of the garage.

Comments

This farm is located along a hard surface road and would be an ideal livestock/grain farm.

Plat Map: Harrison & Polk Townships

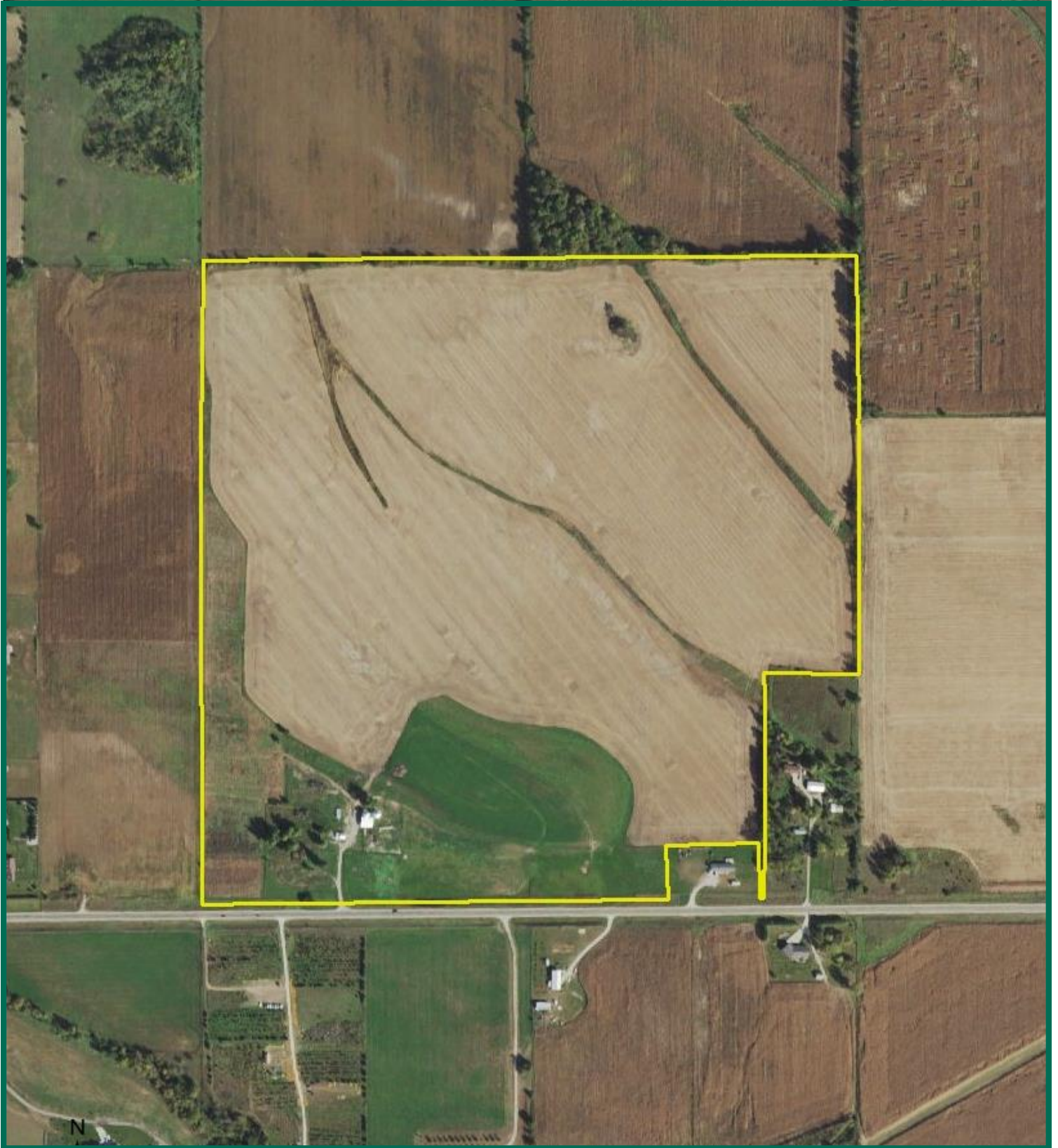


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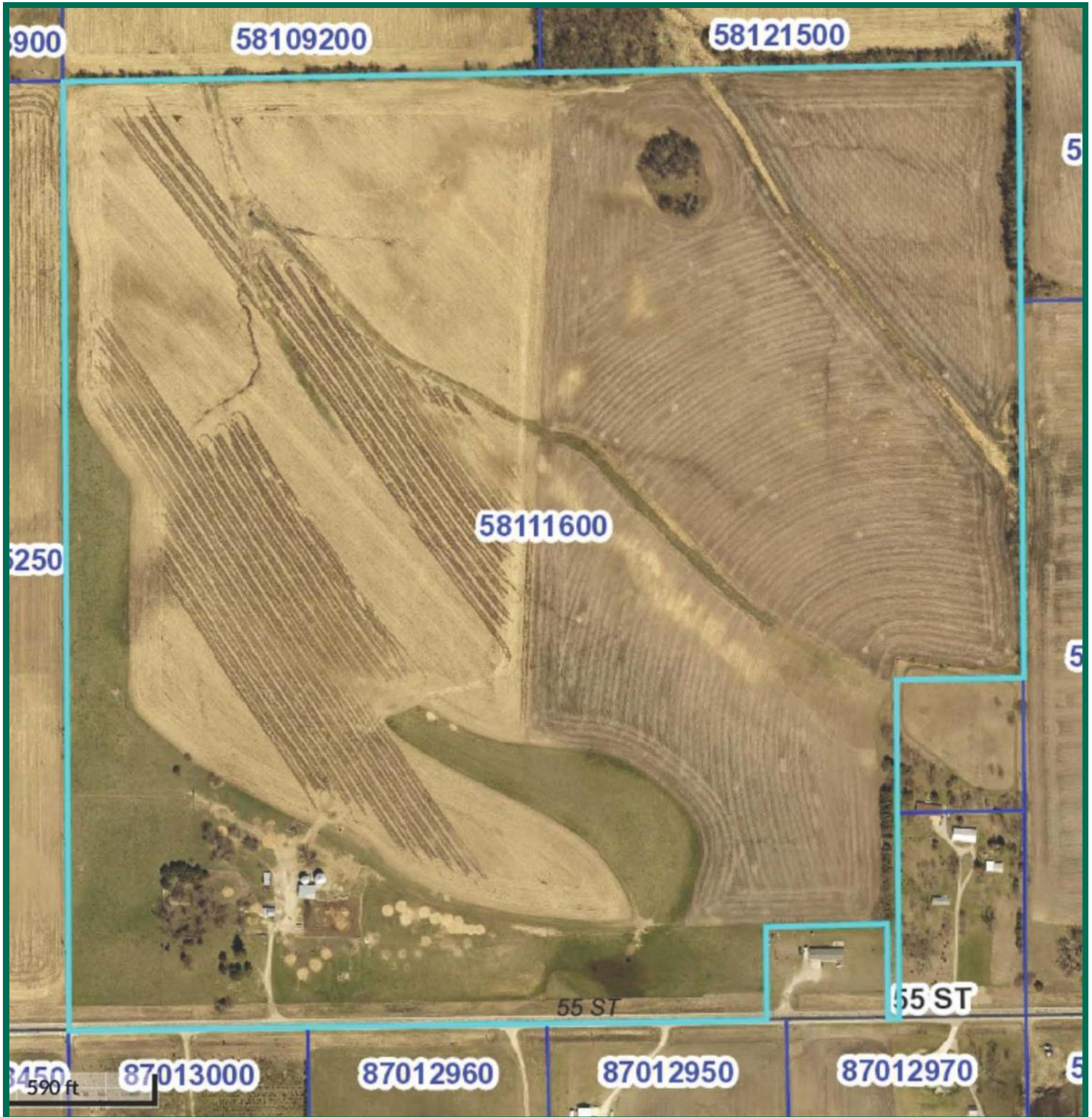
Aerial Photo



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Assessor Aerial

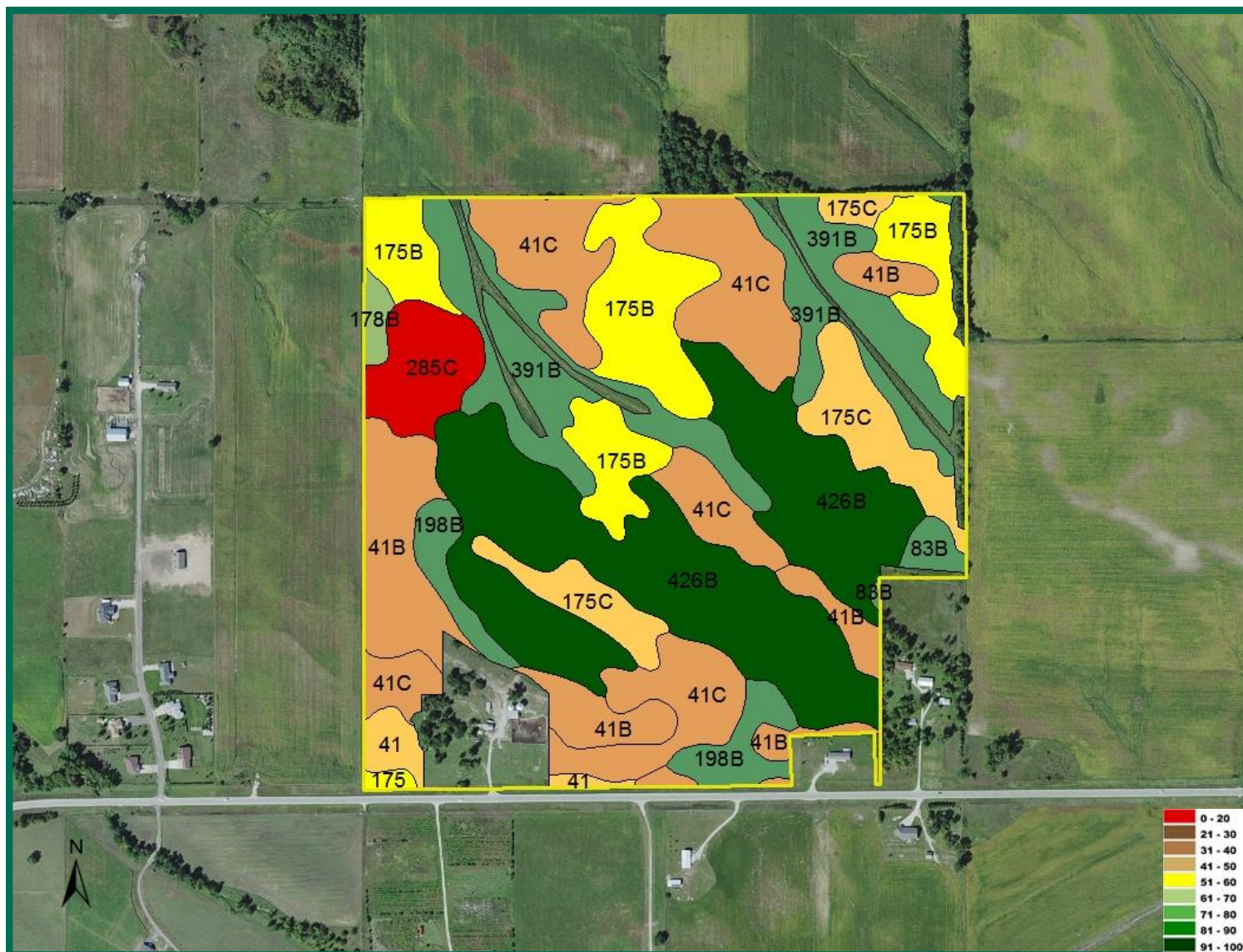


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Measured Tillable Acres		137.3	Avg. CSR: 57.3		Avg. CSR2: 62.3	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
175	Dickinson fine sandy loam, 0 to 2	60	56	0.3%	Ils	0.42
175B	Dickinson fine sandy loam, 2 to 5	55	51	13.6%	Ils	18.66
175C	Dickinson fine sandy loam, 5 to 9	40	46	6.9%	IIle	9.50
178B	Waukee loam, 2 to 5 percent slopes	74	64	0.7%	Ils	0.95
198B	Floyd loam, 1 to 4 percent slopes	77	89	3.7%	IIw	5.06
285C	Burkhardt sandy loam, 2 to 9 percent	17	13	3.8%	IVe	5.21
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	13.3%	IIw	18.31
41	Sparta loamy fine sand, 0 to 2	45	44	1.4%	IVs	1.9
41B	Sparta loamy fine sand, 2 to 5	40	39	10.4%	IVs	14.3
41C	Sparta loamy fine sand, 5 to 9	25	34	18.0%	IVs	24.6
426B	Aredale loam, 2 to 5 percent slopes	85	91	27.0%	Ile	37.1
83B	Kenyon loam, 2 to 5 percent slopes	87	90	0.9%	Ile	1.2

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