



30.78 Acres m/l, Linn County, IA Benton Farm

Attractive Building Site with Cropland, Timber and Big Creek!

Property Information

Location

From Intersection of Hwy 13 and Mt. Vernon Rd.: 2 miles east on Mt. Vernon Rd. and 1 mile north on O'Connor Rd.

Legal Description

Lot 2 Benton First Addition to Linn County, Iowa.

Price & Terms

Price Reduced!

- ~~\$292,410~~ \$221,616
- ~~\$9,500/acre~~ \$7,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax-Estimated

Taxes Payable in 2014 - 2015: \$462.00
Net Taxable Acres: 30.78
Tax per Net. Tax. Ac.: \$15.01

Possession

Negotiable.

FSA Data

Farm Number: 2318
Tract Number: 1880
Crop Acres: 22.3
Corn Base: 12.3
Corn Direct/CC Yields: 112/119
Bean Base: 10.0
Bean Direct/CC Yields: 28/34

Soil Types / Productivity

Primary soils are Spillville, Waukee and Sattre. See soil map for detail.

- **CSR2:** 75.0 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 81.9 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 34.3 per County Assessor, based on net taxable acres.

Land Description

Big Creek runs through this property with 22 acres of cropland and balance in timber.

School District

Springville Community School District.

Owner

Robert and Sherry Benton.

Comments

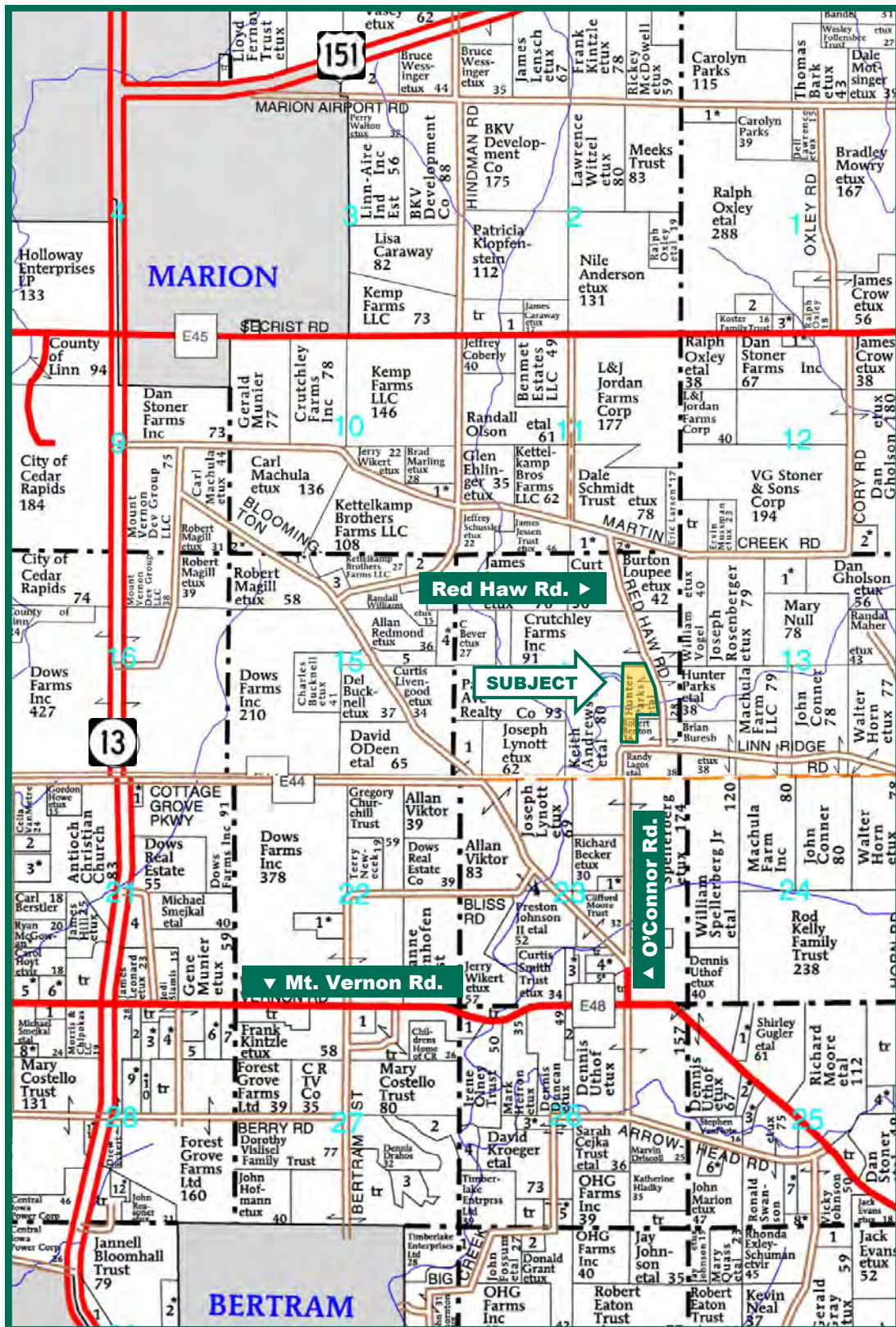
Hard surface road. The Linn County Secondary Road department will be hard surfacing O'Connor Rd. in 2016. This is a rare opportunity to purchase one of the most attractive building sites in Linn County. It includes 22.3 acres of cropland with the balance in timber. The creek that flows through this property provides excellent fishing for bass and catfish. Linn County has approved three accesses into this farm. This would provide an excellent opportunity to build your dream home on one of the most attractive building sites in rural Linn County. Only minutes from Cedar Rapids and Marion.

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Plat Map



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Aerial Photo



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Soil Map



Measured Tillable Acres		22.2	Avg. CSR		81.9*	Avg. CSR2*		75.0
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
1486	Spillville-Sigglekov complex, 0 to 2	*.*	5	0.4%	Vlllw	0.09		
177B	Saupe loam, 2 to 5 percent slopes	60	55	12.2%	Ile	2.71		
178A	Waukee loam, 0 to 2 percent slopes	79	69	31.1%	Ils	6.89		
178B	Waukee loam, 2 to 5 percent slopes	74	65	8.6%	Ile	1.90		
485	Spillville loam	92	87	46.9%	llw	10.40		
778A	Sattre loam, 0 to 2 percent slopes	74	55	0.5%	Ils	0.10		
778B	Sattre loam, 2 to 5 percent slopes	69	50	0.5%	Ile	0.10		

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 81.9.

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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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