

80 Acres, Benton County, IA



66.1 CSR with 74.5 Acres Cropland

Property Information

Location

From Urbana: Six miles west on Highway 150 and two miles north on County Road V71. One mile east on 53rd Street. The farm is located on the south side of the road.

Legal Description

E 1/2 of the NE 1/4 of Section 23, Township 86 North, Range 10 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$676,000
- \$8,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

At closing.

Real Estate Tax

Taxes Payable in 2013 - 2014: \$1,708
Net Taxable Acres: 79.0
Tax per Net. Tax. Ac.: \$21.62

FSA Data

Farm Number: 6667
Tract Number: 9881
Crop Acres: 74.5 Acres
Corn Base: 33.6 Acres
Corn Direct/CC Yields: 126/146 Bu/Ac
Bean Base: 32.4 Acres
Bean Direct/CC Yields: 40/48 Bu/Ac
Oat Base: 3.0 Acres
Oat Direct/CC Yields: 53/51 Bu/Ac

Land Description

This farm is gently rolling.

Soil Types / Productivity

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

- **CSR:** 66.1 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 64.72 per County Assessor, based on net taxable acres.

Comments

This is a nice laying Benton County farm located in a strong area!

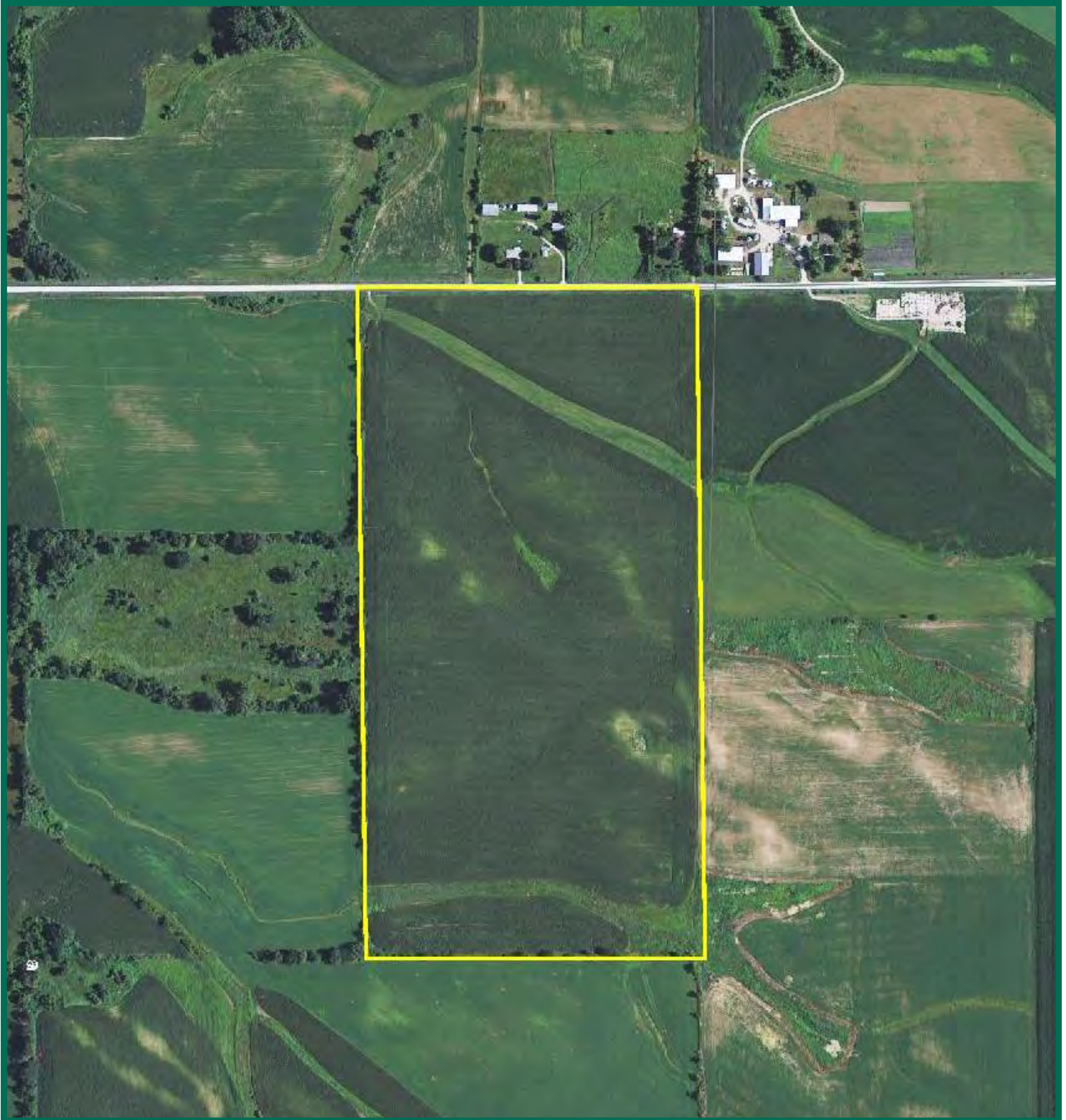
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo

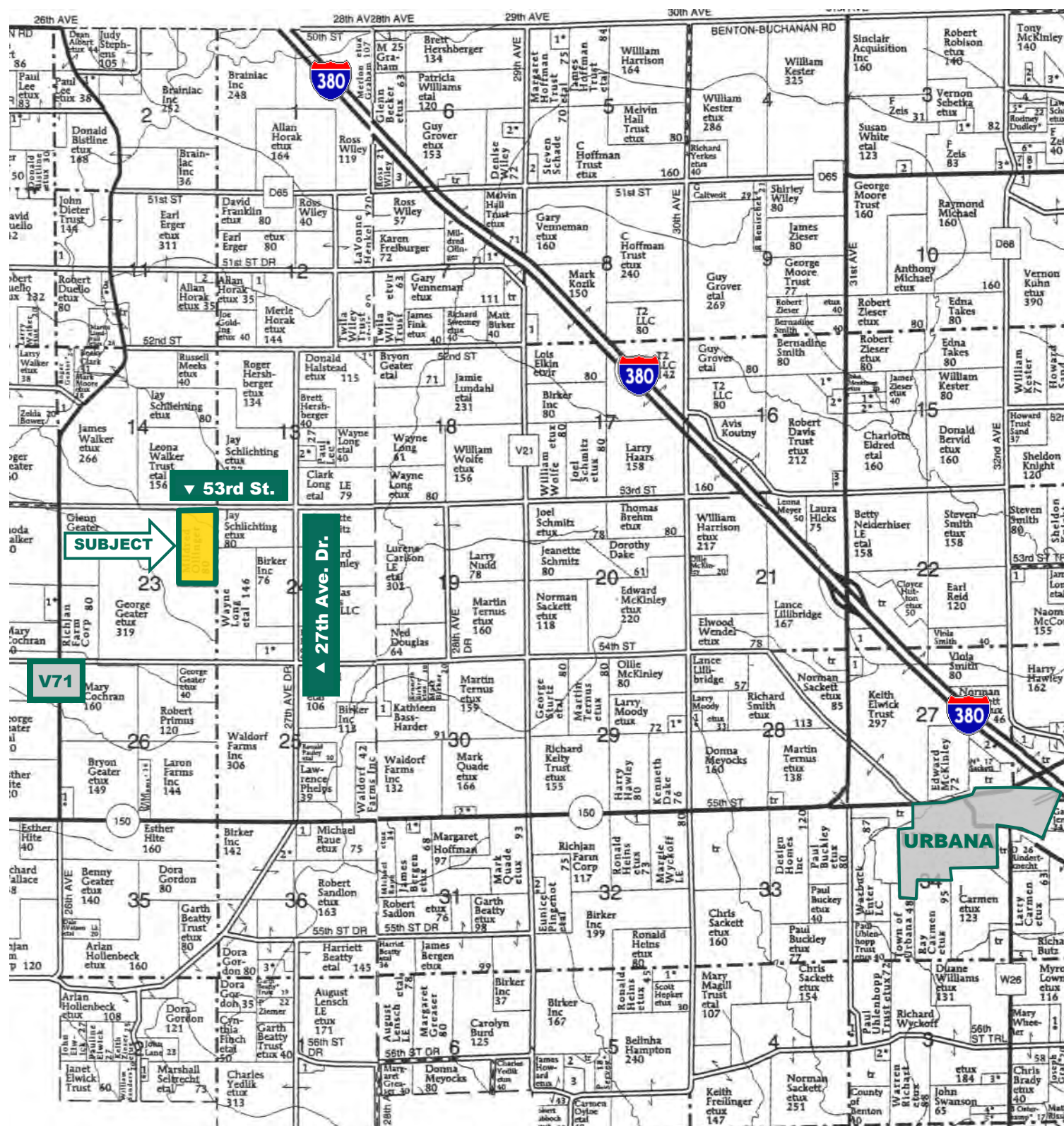


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Plat Map



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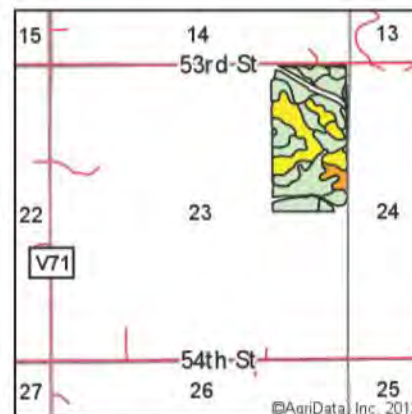
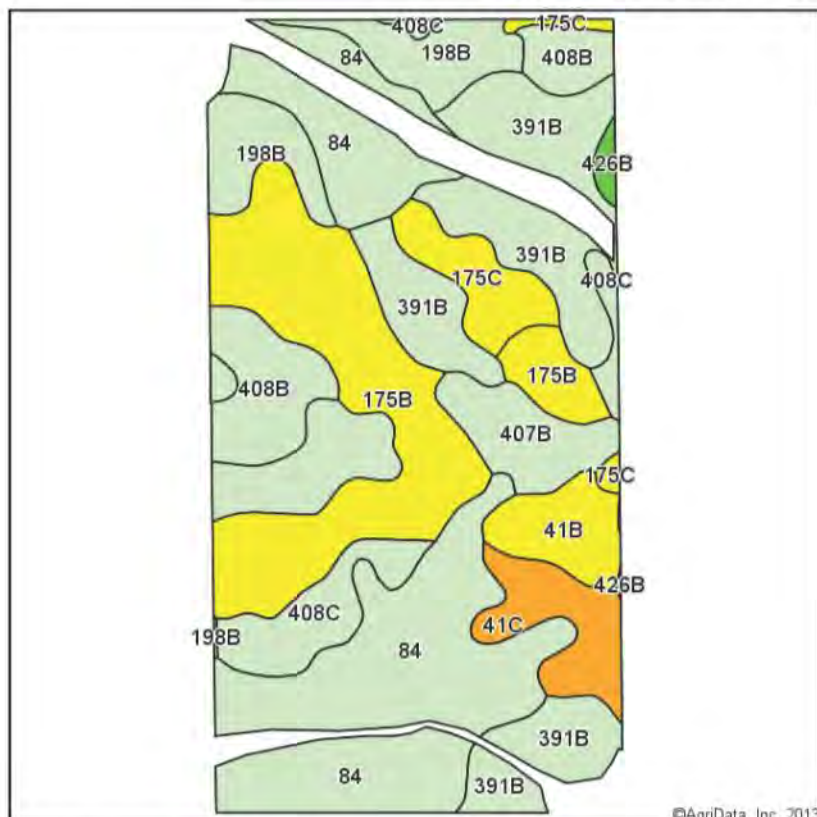
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Soil Map

CSR

Soils Map-CSR(as of 1/21/12)



State: **Iowa**
 County: **Benton**
 Location: **23-86N-10W**
 Township: **Harrison**
 Acres: **74.5**
 Date: **11/20/2013**



Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
84	Clyde silty clay loam, 0 to 2 percent slopes	22.18	29.8%		Ilw	77	190	51
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	14.34	19.2%		Ils	55	160	43
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.31	16.5%		Ilw	74	186	50
198B	Floyd loam, 1 to 4 percent slopes	5.06	6.8%		Ilw	77	190	51
408B	Olin fine sandy loam, 2 to 5 percent slopes	4.72	6.3%		Ile	70	181	49
408C	Olin fine sandy loam, 5 to 9 percent slopes	3.74	5.0%		Ille	65	174	47
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.17	4.3%		IVs	25	120	32
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	3.03	4.1%		Ille	40	140	38
407B	Schley loam, 1 to 4 percent slopes	3.00	4.0%		Ilw	72	183	49
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.58	3.5%		IVs	40	140	38
426B	Aredale loam, 2 to 5 percent slopes	0.37	0.5%		Ile	85	201	54
Weighted Average						66.1	175.2	47.1

**IA is currently updating the CSR values for each county to CSR2.

Note: ALL soils information on this page is dated 1/21/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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