

## 169 Acres - Benton County, IA

### Parcel 1 - 93 Acres m/l

### Parcel 2 - 76 Acres m/l

These farms are located 4 1/2 miles northeast of Garrison, Iowa

#### Property Information Parcel 1 - 93 Acres

##### Location

From Vinton: Three miles northwest on Highway 218, and one mile north on 20th Avenue Drive.

##### Legal Description

That part of the W 1/2 of the SE 1/4 of Section 2, Township 85 North, Range 11 West of the 5th P.M., Benton County, Iowa.

##### Price & Terms

- \$488,250
- \$5,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

##### FSA Data

There are approximately 76 acres of cropland.

##### Possession

At closing.

##### Real Estate Tax

Taxes Payable 2013 - 2014: \$1,484.  
Net Taxable Acres: 89.5 Acres  
Tax per Net Tax. Ac: \$16.58

##### Soil Types / Productivity

Primary soils are Fayette and Colo-Ely.  
See soil map for detail.

- CSR: 53.9 per AgriData, Inc., 2013, based on FSA crop acres.
- CSR: 51.01 per County Assessor, based on net taxable acres.

##### Land Description

This farm would be considered as rolling.

##### Comments

This is a good income producing Benton County Farm!

#### Property Information Parcel 2 - 76 Acres

##### Location

From Vinton: Three miles northwest on Highway 218, and 1 1/2 miles north on 20th Avenue Drive.

##### Legal Description

The SW 1/4 of the NW 1/4 of Section 1 and the SE 1/4 of the NE 1/4 of Section 2, all located in Township 85 North, Range 11 West of the 5th P.M., Benton County, Iowa.

##### Price & Terms

- \$627,000
- \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

##### Possession

At closing.

## R-11-W

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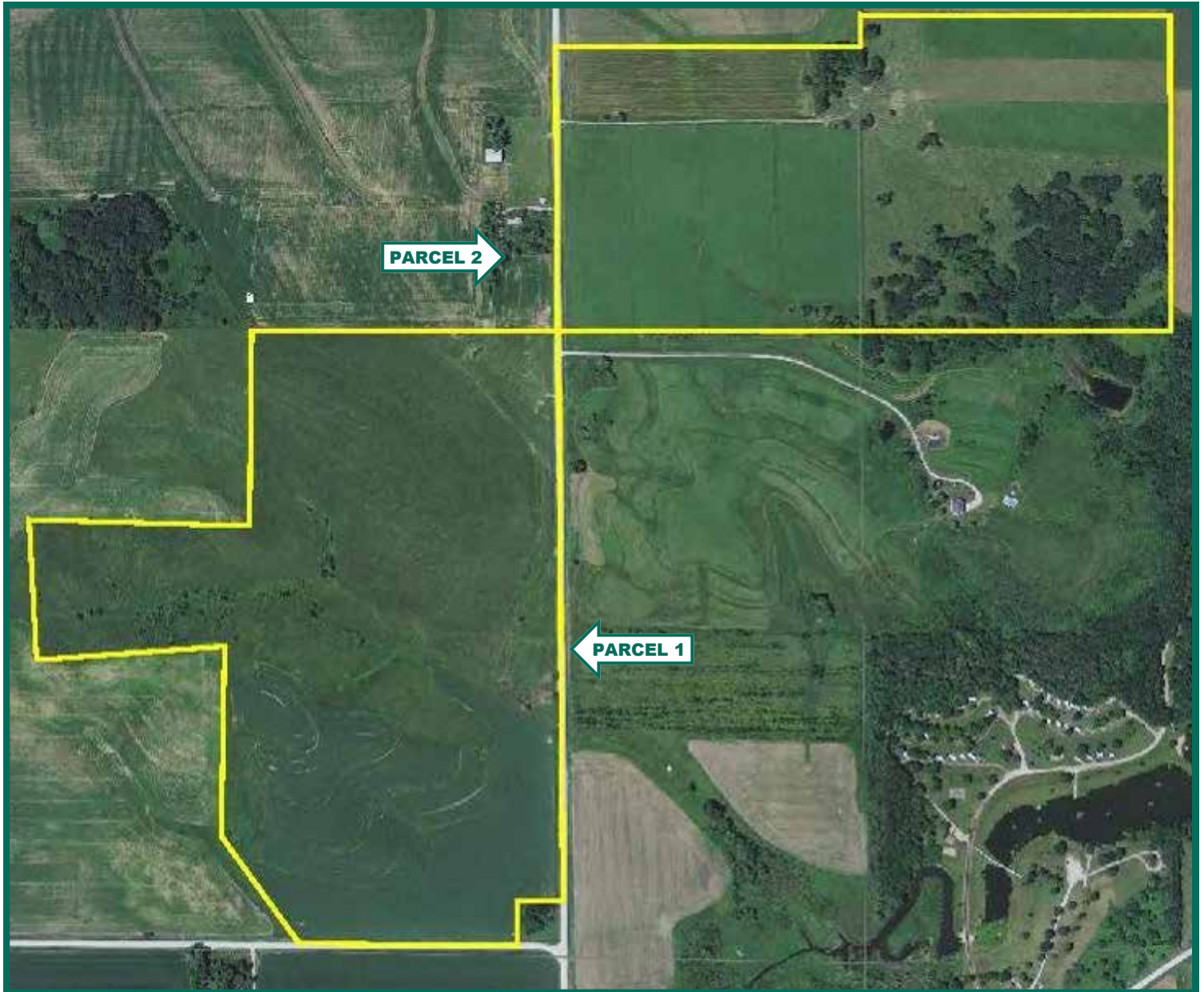
**Troy R. Louwagie, ALC**  
 Licensed Real Estate Broker in IA & IL  
 102 Palisades Road, PO Box 50  
 Mount Vernon, IA 52314

**Phone: 319-895-8858**  
**E-mail: [TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)**

[www.Hertz.ag](http://www.Hertz.ag)



# Aerial Map



Parcel 1



Parcel 1



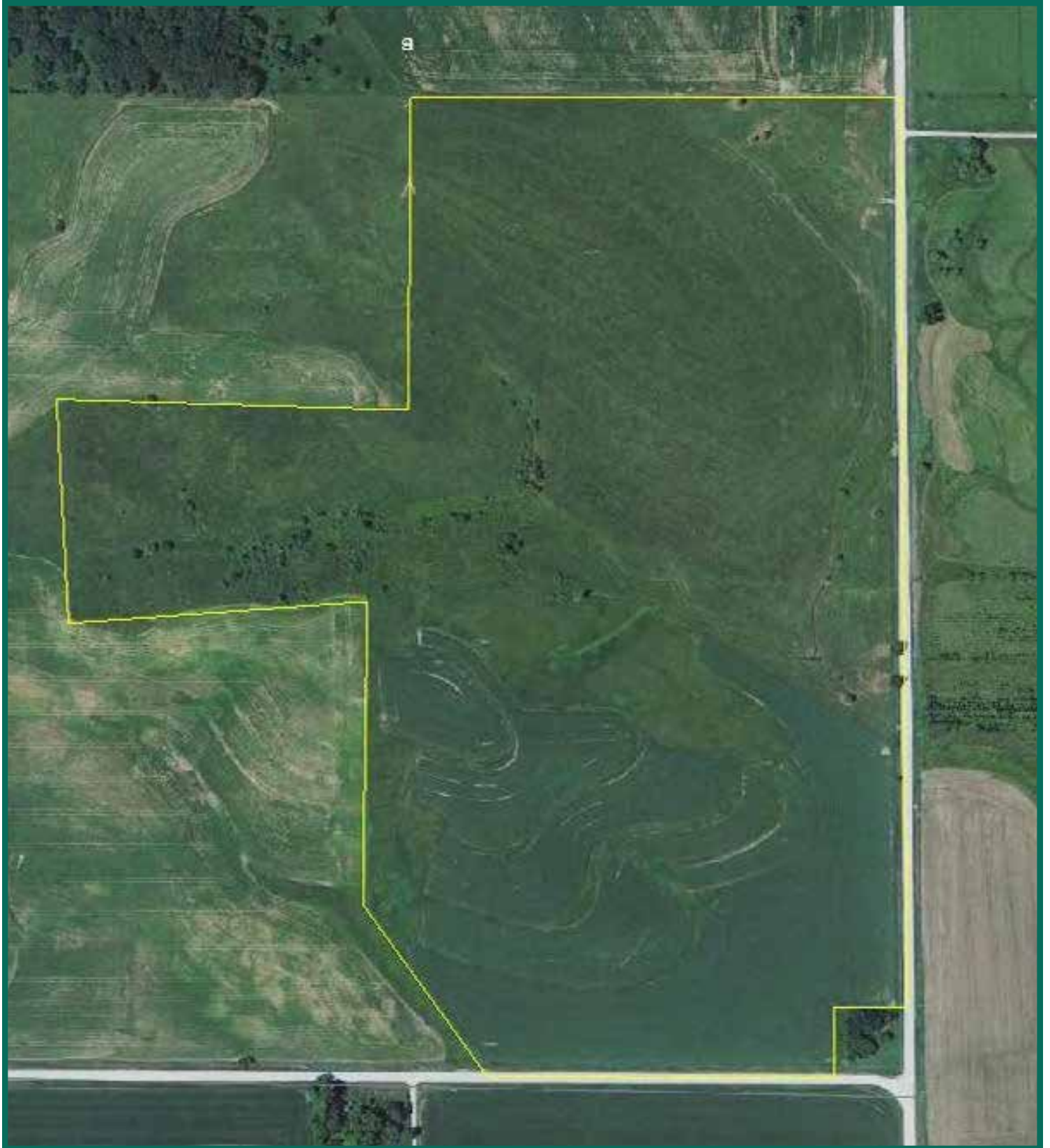
Parcel 2

**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road, PO Box 50  
Mount Vernon, IA 52314

Phone: 319-895-8858  
E-mail: [TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

[www.Hertz.ag](http://www.Hertz.ag)

## Aerial Map - Parcel 1



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## Aerial Photo: Parcel 2



### Real Estate Tax

Taxes Payable 2013 - 2014: \$1,530.  
Net Taxable Acres: 75 Acres  
Tax per Net Tax. Ac: \$20.40

### FSA Data

There are approximately 71.8 acres of Cropland. Many of the trees were cleared in 2012 and 2013 and final determination of the exact cropland acres will be made by the Benton County FSA.

### Soil Types / Productivity

Primary soils are Waubeek, Bassett and Kenyon. See soil map for detail.

- **CSR:** 71 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 70.03 per County Assessor, based on net taxable acres.

### Land Description

Gentle rolling.

### Water & Well Information

There is an old well located at the end of the lane.

### Comments

This farm lays nice with good eye appeal and good soils!



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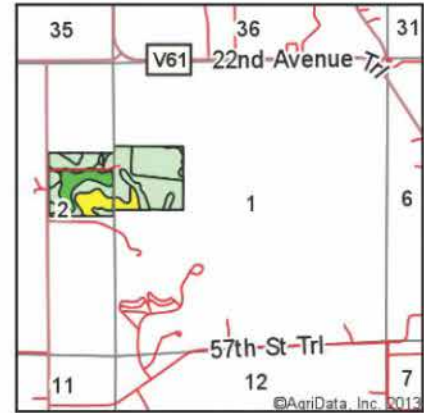
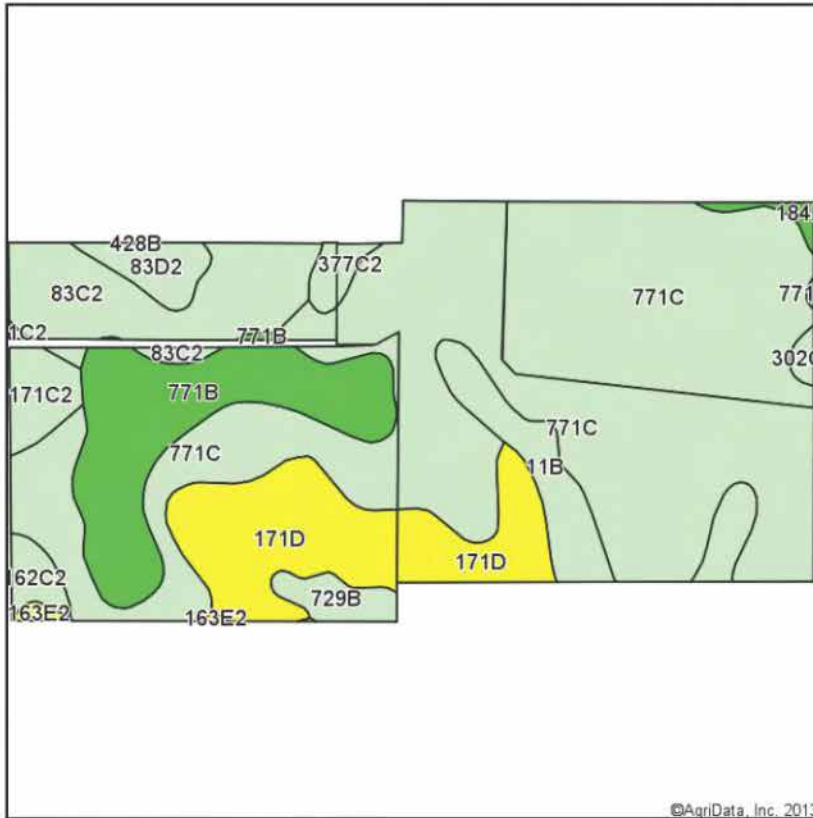
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# Soil Map: Parcel 2

## CSR

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



State: Iowa  
County: Benton  
Location: 1-85N-11W  
Township: Jackson  
Acres: 71.82  
Date: 12/6/2013



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR *	Corn	Soybeans
771C	Waubeek silt loam, 5 to 9 percent slopes	39.81	55.4%		IIIe	72	183	49
171D	Bassett loam, 9 to 14 percent slopes	8.59	12.0%		IIIe	55	160	43
771B	Waubeek silt loam, 2 to 5 percent slopes	8.14	11.3%		Ile	87	203	55
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	5.77	8.0%		IIIe	70	181	49
11B	Colo-Ely complex, 2 to 5 percent slopes	3.57	5.0%		Ile	68	178	48
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	1.42	2.0%		IIIe	65	174	47
83D2	Kenyon loam, 9 to 14 percent slopes, moderately eroded	1.27	1.8%		IIIe	60	167	45
729B	Nodaway-Radford silt loams, 2 to 5 percent slopes	1.04	1.4%		IIw	73	185	50
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	0.76	1.1%		IIIe	73	185	50
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	0.67	0.9%		IIIe	73	185	50
184B	Klinger silty clay loam, 1 to 4 percent slopes	0.33	0.5%		Ile	91	209	56
302C2	Coggon loam, 5 to 9 percent slopes, moderately eroded	0.24	0.3%		IIIe	60	167	45
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	0.21	0.3%		IVe	48	151	41
Weighted Average						71	181.7	48.8

\*\*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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## 169 Acres, Benton County, IA: Photos



Parcel 1



Parcel 1



Parcel 1



Parcel 2



Parcel 2



Parcel 2



Parcel 2

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