



**We are Pleased to
Present for Sale**

**50 Acres
Benton County, Iowa**

OWNERS:	William J. and Carol M. Wonrau
LOCATION:	From Luzerne: ½ mile south on Highway V44 and ¼ east on 77 th Street Drive. The farm is located on the south side of the road.
ADDRESS:	1622 77 th Street Drive, Luzerne, Iowa 52257 - the 50 acres are located east and south of this address.
LEGAL DESCRIPTION:	50 acres m/l located in the W ½ of the SW ¼ of Section 19, Township 82 North, Range 11 West of the 5 th P.M., Benton County, Iowa. The exact legal description and acres will be determined by a survey.
PRICE & TERMS:	\$237,500 - \$4,750 per acre. 10% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable.
TAXES:	2010-2011, payable 2011-2012 – estimated at \$750.00 – net – \$15.00 per acre.
CONSERVATION RESERVE PROGRAM (CRP):	There are 31.0 acres enrolled in the CRP Program at \$168.00 per acre with an annual payment of \$5,208. This contract expires September 30, 2019.
SCHOOL DISTRICT:	Benton Community School District.
CROPLAND:	There are 6.5 acres of cropland. These acres are currently being used as pasture and have not been cropped in quite a few years.
AVERAGE CSR:*	ArcView Software indicates an average CSR of 60.7 on the CRP and cropland acres.
BUILDINGS:	There is a well-cared-for 50' x 72' open-front cattle shed. This building would be ideal for livestock or storage.
ACCESS:	Access is provided by a 40' wide lane in the northeast corner of the farm. Buyer will be responsible to install any new driveway at this location.

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

RURAL WATER & ELECTRICITY:

There is rural water and electricity available at the north end of the property.

SOLID WASTE:

There is some old metal located in a draw west of the CRP.

BROKER'S COMMENTS:

This property has it all with a mixture of CRP, cropland, timber and pasture. The CRP and timber provide excellent habitat for wildlife. This farm also generates good income from the CRP and pasture.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

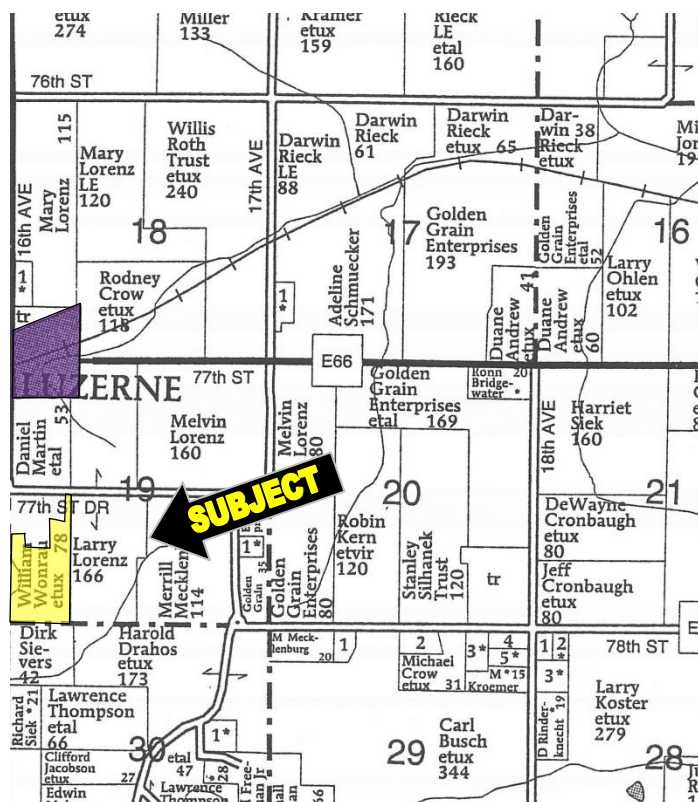


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Aerial Map



Plat Map

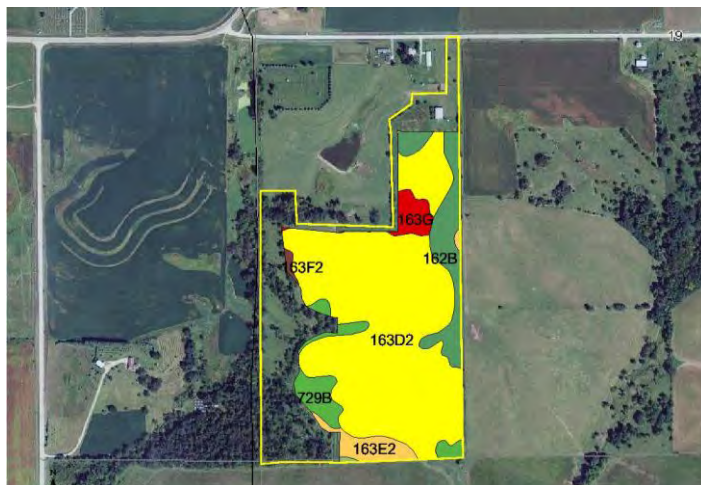
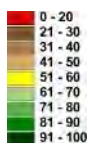


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CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

Measured Tillable Acres	37.5	Average CSR	60.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
162B	Downs silt loam, 2 to 5 percent s	90	208	56	4.10	
163C2	Fayette silt loam, 5 to 9 percent s	68	178	48	0.07	
163D2	Fayette silt loam, 9 to 14 percent	58	164	44	27.75	
163E2	Fayette silt loam, 14 to 18 percer	48	151	41	1.72	
163F2	Fayette silt loam, 18 to 25 percer	28	124	33	0.17	
163G	Fayette silt loam, 25 to 40 percer	20	113	31	1.21	
729B	Nodaway-Radford silt loams, 2 to	73	185	50	2.47	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: ([TROY LOUWAGIE](mailto:TROY LOUWAGIE@MTV.HFMGT.COM)) TROY LOUWAGIE@MTV.HFMGT.COM

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