

Land For Sale

ACREAGE:

40 Acres, m/l

LOCATION:

Benton County, IA



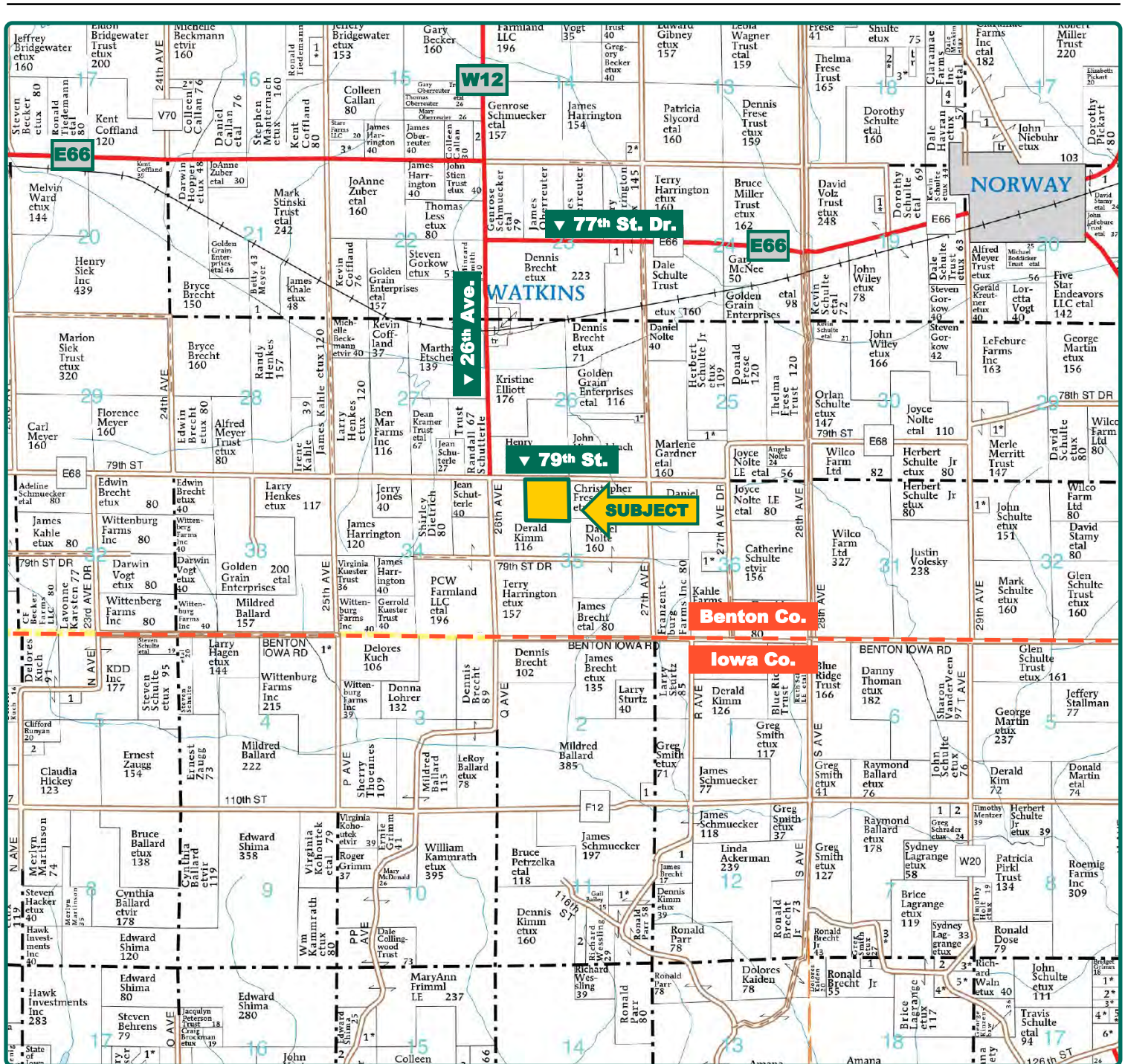
Property *Key Features*

- **Pfiester Trust Farm**
- **High-Quality Benton County Farm with an 89.9 CSR2**
- **Includes a Grain Bin and Well**

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Total Acres:	40.00
Crop Acres:	39.07
Corn Base Acres:	18.30
Bean Base Acres:	18.50
Soil Productivity:	89.9 CSR2

Property Information

40 Acres, m/l

Location

From Watkins: 1 mile south on 26th Avenue and ¼ mile east on 79th Street. The farm is located the south side of the road.

Legal Description

The NE¼ of the NW¼ of Section 35, Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$438,000
- \$10,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,074.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$27.54

FSA Data

Farm Number 5345, Tract 7637
Crop Acres: 39.07
Corn Base Acres: 18.3
Corn PLC Yield: 139 Bu.
Bean Base Acres: 18.5
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely. CSR2 on the FSA crop acres is 89.9 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling.

Buildings/Improvements

There is a 24' x 18' drying bin that was built in 1982.

Water & Well Information

The well is located at the old building site.

Comments

This is a clean 40 acres with an 89.9 CSR2. There is an additional 120 acres listed for sale, located directly north of the road. For more details, contact the listing agent.

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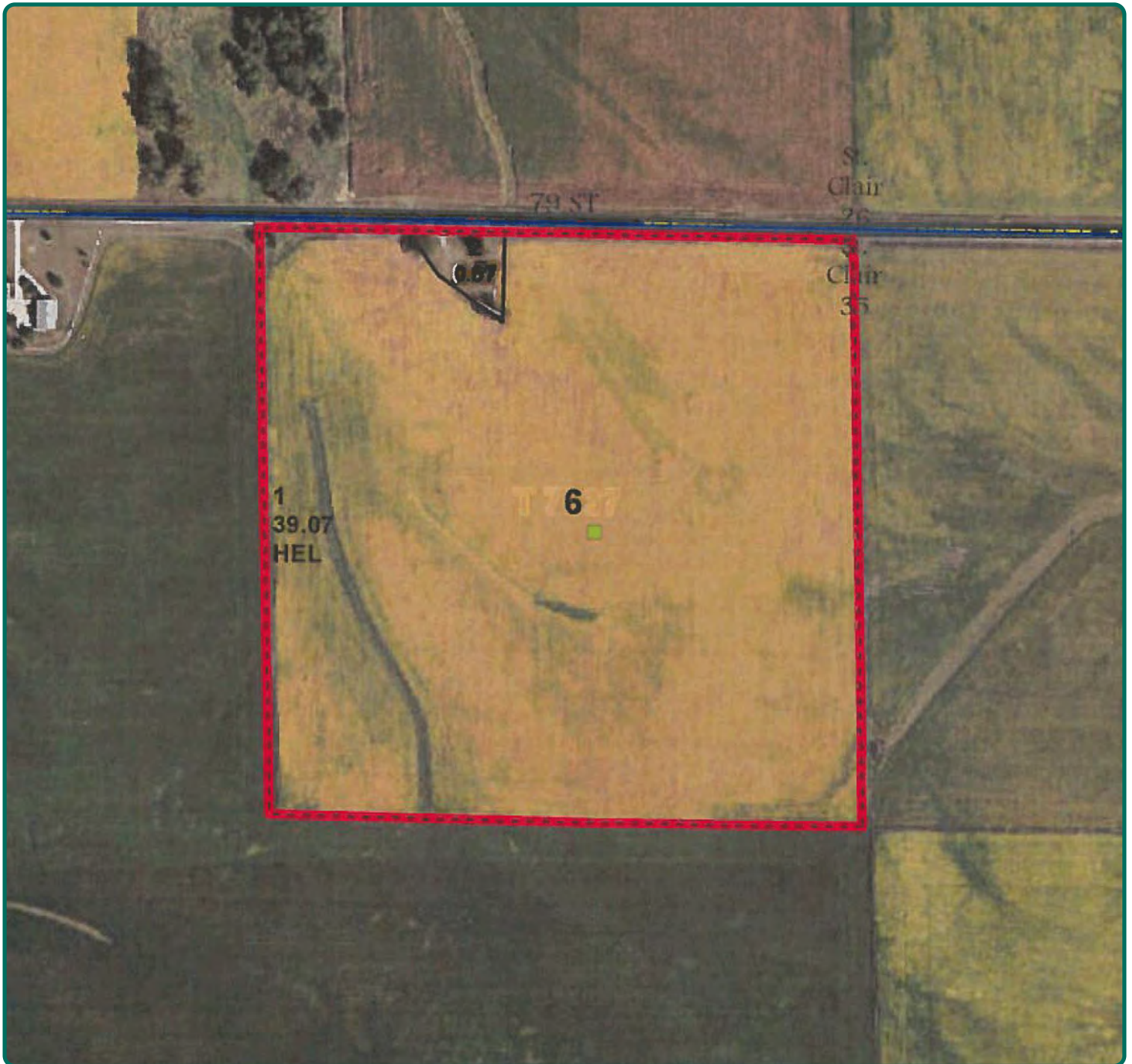
Measured Tillable Acres		39.07	Avg. CSR		78.9	Avg. CSR2		89.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
377C	Dinsdale silty clay loam, 5 to 9	75	90	41.3%	IIIe	16.12		
377B	Dinsdale silty clay loam, 2 to 5	90	94	36.5%	Ile	14.26		
11B	Colo-Ely complex, 0 to 5 percent	68	83	22.2%	IIw	8.67		

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, unless otherwise stated. All property boundaries are approximate.

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