

# Land For Sale

**ACREAGE:**

**40.06 Acres, m/l**

**LOCATION:**

**Benton County, IA**



## Property *Key Features*

- Located 2 Miles Southwest of Urbana, Iowa
- 39.26 Est. FSA/Eff. Crop Acres with an 87.24 CSR2
- High-Quality Benton County Farm

**Troy Louwagie, ALC**

Licensed in IA & IL

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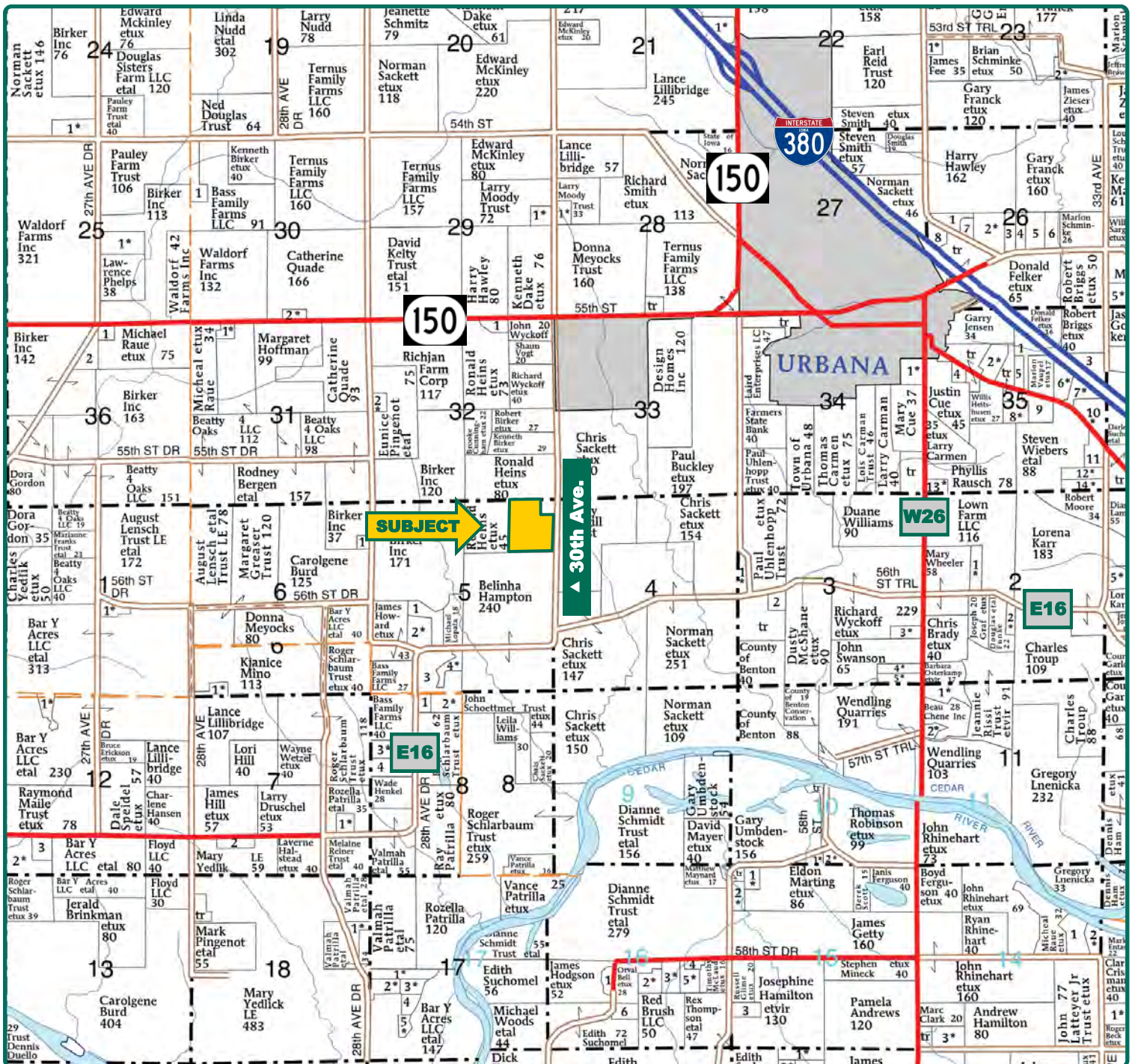
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**FSA/Eff. Crop Acres:** 39.26\*

**Corn Base Acres:** 18.59\*

**Bean Base Acres:** 18.49\*

**Soil Productivity:** 87.24 CSR2

*\*Acres are estimated.*

## Property Information

**40.06 Acres, m/l**

### Location

**From Urbana:** 1 mile west on Highway 150 and 1¼ mile south on 30th Avenue. The farm is located on the west side of the road.

### Legal Description

The NE¼ of the NE¼ of Section 5 Township 85 North Range 9 West of the 5<sup>th</sup> P.M. Benton County, Iowa, except Parcel A.

### Price & Terms

- \$510,765.00
- \$12,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2021 lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$1,668.00\*

Net Taxable Acres: 40.06\*

Tax per Net Taxable Acre: \$41.64\*

*\*Taxes estimated due to recent survey of property. Benton County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 2743, Tract 10775

FSA/Eff. Crop Acres: 39.26\*

Corn Base Acres: 18.59\*

Corn PLC Yield: 153 Bu.

Bean Base Acres: 18.49\*

Bean PLC Yield: 47 Bu.

*\*Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

### Soil Types/Productivity

The soils are Clyde-Floyd and Kenyon. CSR2 on the est. FSA/Eff. crop acres is 87.24. See soil map for detail.

### Land Description

Gently rolling.

### Drainage

There has been a considerable amount of drainage tile installed in this farm. Contact listing agent for maps.

### Buildings/Improvements

None.

### Water & Well Information

None.

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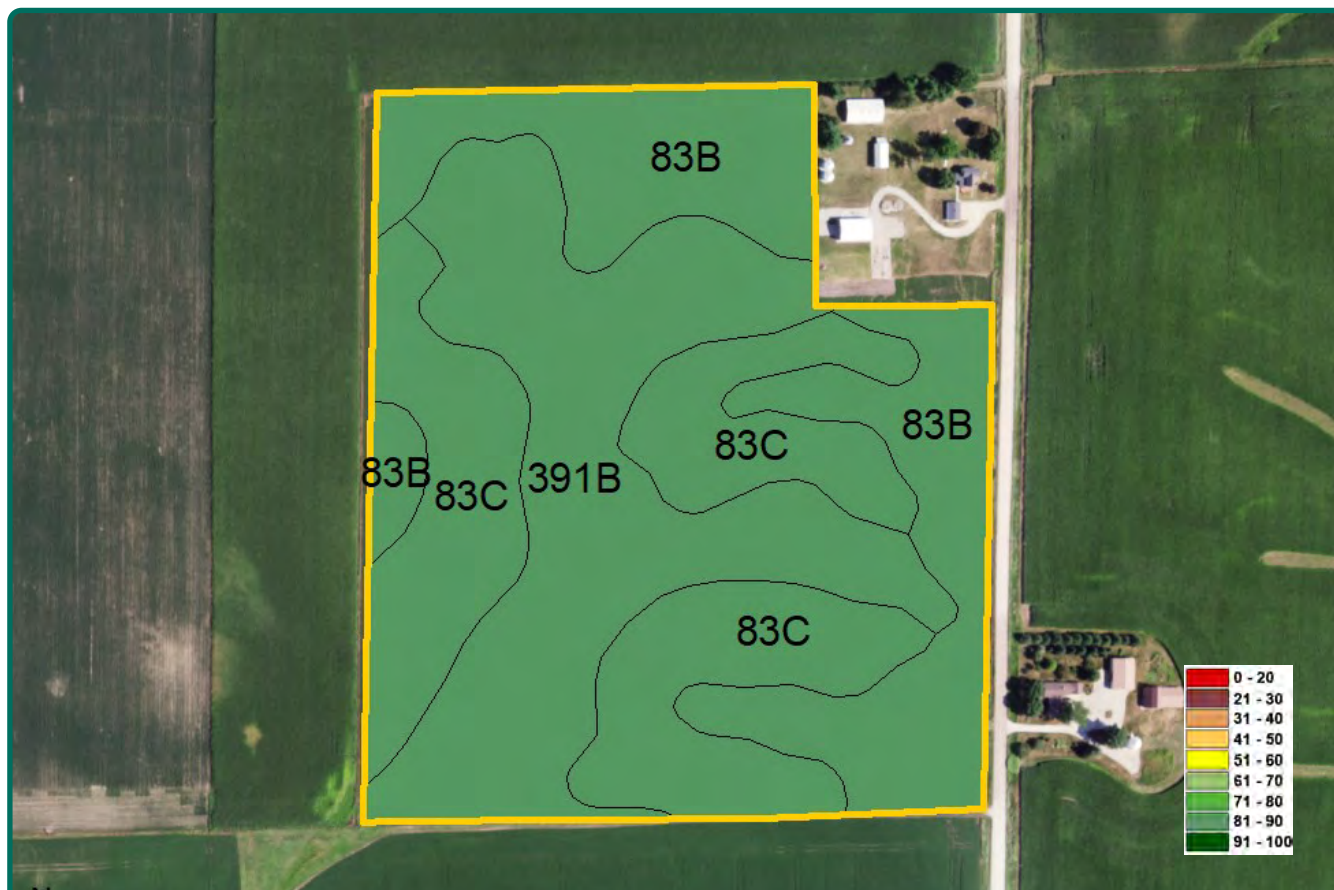
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Measured Tillable Acres		39.26	Avg. CSR2		87.24
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	87	35.8%	IIw	14.04
83C	Kenyon loam, 5 to 9 percent slopes	85	33.8%	IIIe	13.27
83B	Kenyon loam, 2 to 5 percent slopes	90	30.4%	Ile	11.95

## Easement

The geothermal lines from the house run underground into this farm. The lines are 7' deep and are in an area approximately 60' x 100'. Contact the listing agent for more details.

## Comments

This is a nice Benton County farm with an 87.24 CSR2.

*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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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