

Land For Sale

ACREAGE:

270.00 Acres, m/l

LOCATION:

Benton County, IA

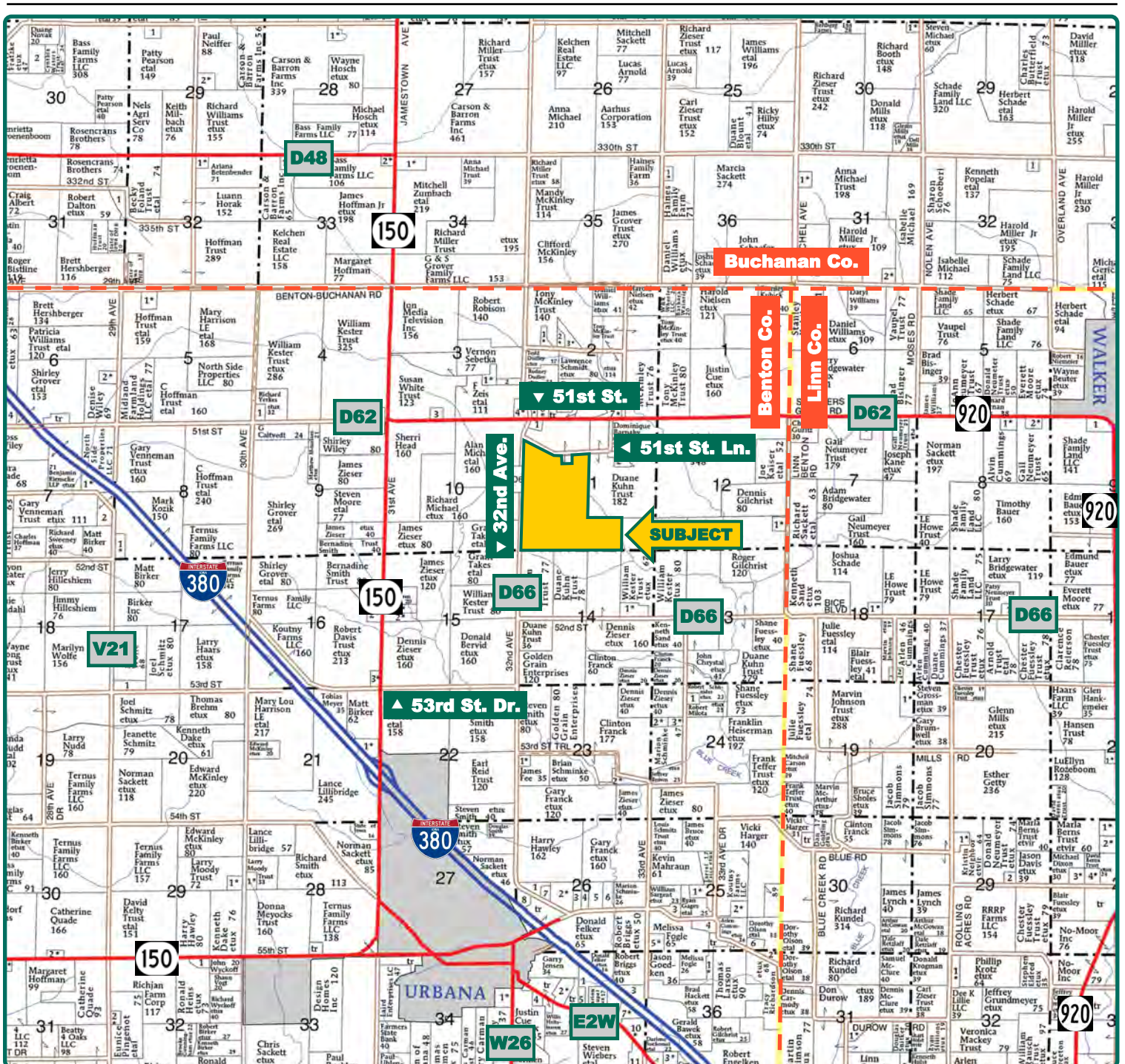


Property *Key Features*

- 4 Miles West of Walker, Iowa
- 267.79 Estimated FSA/Eff. Crop Acres with an 85.90 CSR2
- High-Quality Benton County Farm

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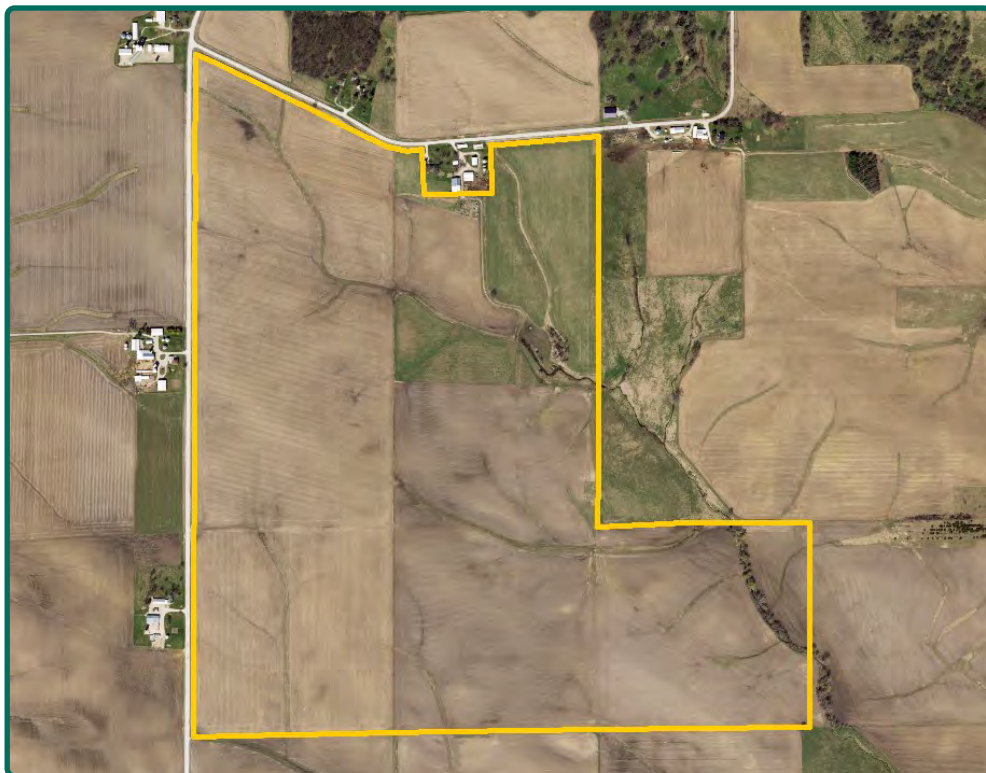
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FSA/Eff. Crop Acres: 267.79*
Cert. Grass Acres: 7.23
Corn Base Acres: 224.59*
Bean Base Acres: 30.02*
Oat Base Acres: 7.50*
Soil Productivity: 85.90 CSR2

**Acres are estimated.*

Property Information

270.00 Acres, m/l

Location

From Walker: 4 miles west on Highway 920 and ¼ mile south on 32nd Avenue.

From Urbana—Intersection of I-380 and Highway 150: ½ mile north on Highway 150, 1 mile east on 53rd St. Drive and 1 mile north on 32nd Avenue.

Legal Description

That part of the NW¼ lying south of the road and the SW¼ and the S½ of the SE¼, except the easterly 38 acres thereof and further excepting the house, buildings and 4 acres m/l, all located in Section 11, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$3,712,500.00
- \$13,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to lease.

Real Estate Tax

Taxes Payable 2021 - 2022: \$11,440.00*

Net Taxable Acres: 270.00*

Tax per Net Taxable Acre: \$42.37*

Tax Parcel ID #s: 83020550, 82002000

**Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 6670, Tract 2227

FSA/Eff. Crop Acres: 267.79*

Cert. Grass Acres: 7.23

Corn Base Acres: 224.59*

Corn PLC Yield: 164 Bu.

Bean Base Acres: 30.02*

Bean PLC Yield: 47 Bu.

Oat Base Acres: 7.50*

Oat PLC Yield: 59 Bu.

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

Soil Types/Productivity

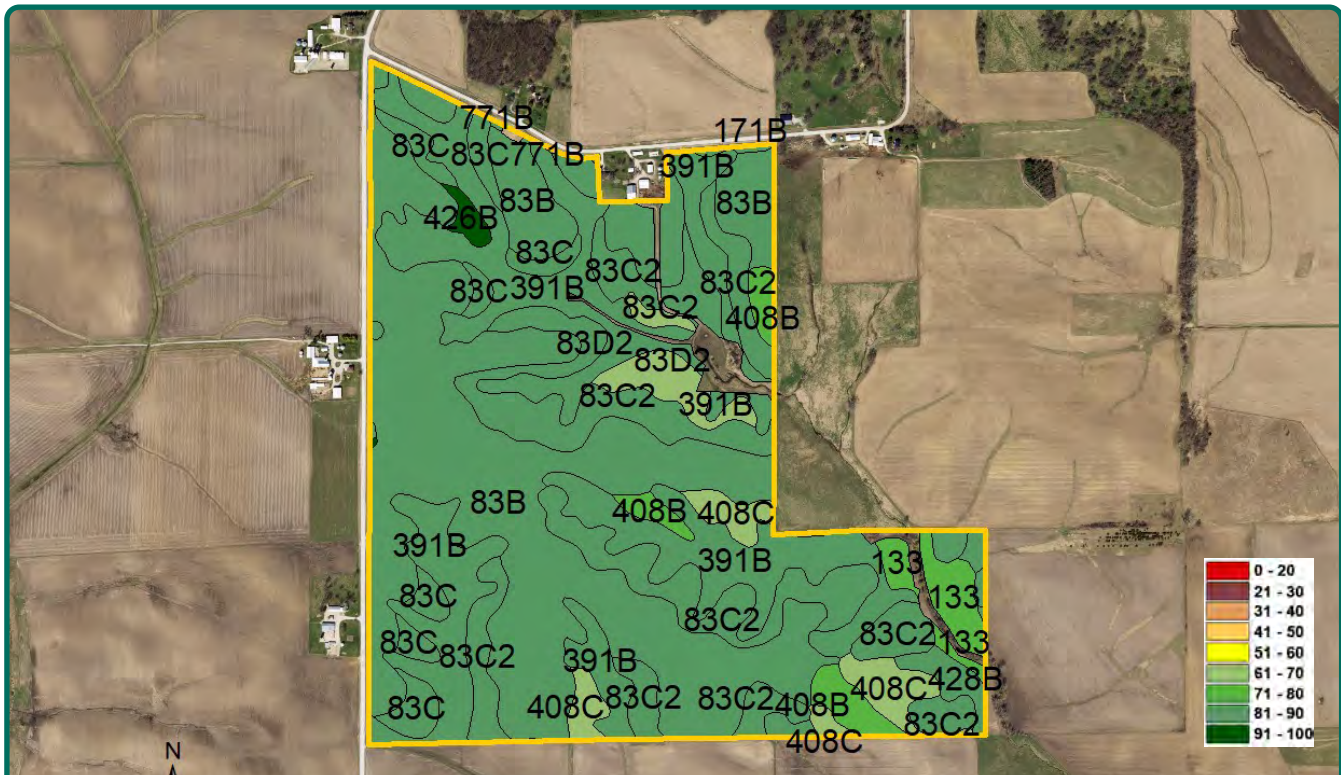
Primary soils are Kenyon and Clyde-Floyd. CSR2 on the estimated FSA/Eff. crop acres is 85.90. See soil map for detail.

Land Description

Gently rolling.

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Measured Tillable Acres		267.79	Avg. CSR2		85.90
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
83B	Kenyon loam, 2 to 5 percent slopes	90	41.2%	Ile	110.43
391B	Clyde-Floyd complex, 1 to 4 percent	87	24.5%	IIw	65.74
83C2	Kenyon loam, 5 to 9 percent slopes,	84	18.5%	IIle	49.52
83C	Kenyon loam, 5 to 9 percent slopes	85	3.7%	IIle	9.89
408C	Olin fine sandy loam, 5 to 9 percent	68	3.5%	IIle	9.40
133	Colo silty clay loam, 0 to 2 percent	78	2.3%	IIw	6.06
408B	Olin fine sandy loam, 2 to 5 percent	73	2.3%	Ile	6.05
83D2	Kenyon loam, 9 to 14 percent slopes,	61	2.2%	IIle	6.0
428B	Ely silty clay loam, 2 to 5 percent	88	1.0%	Ile	2.7
426B	Aredale loam, 2 to 5 percent slopes	91	0.5%	Ile	1.4
171B	Bassett loam, 2 to 5 percent slopes	85	0.1%	Ile	0.4
771B	Waubeek silt loam, 2 to 5 percent	90	0.1%	Ile	0.2

Drainage

Natural with some tile.

Water & Well Information

None.

Buildings/Improvements

None.

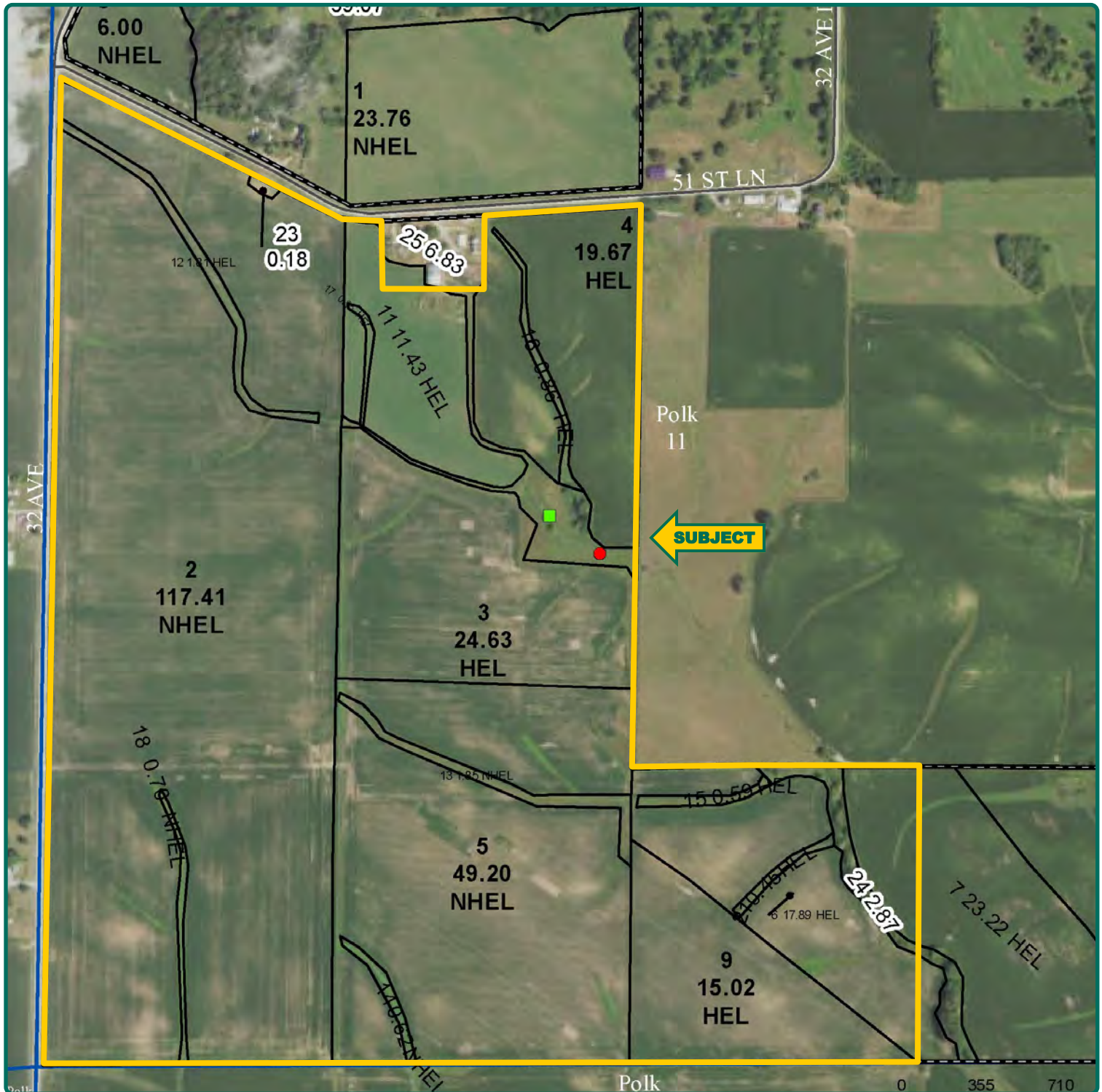
Comments

This is a highly productive Benton County farm located west of Walker.

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

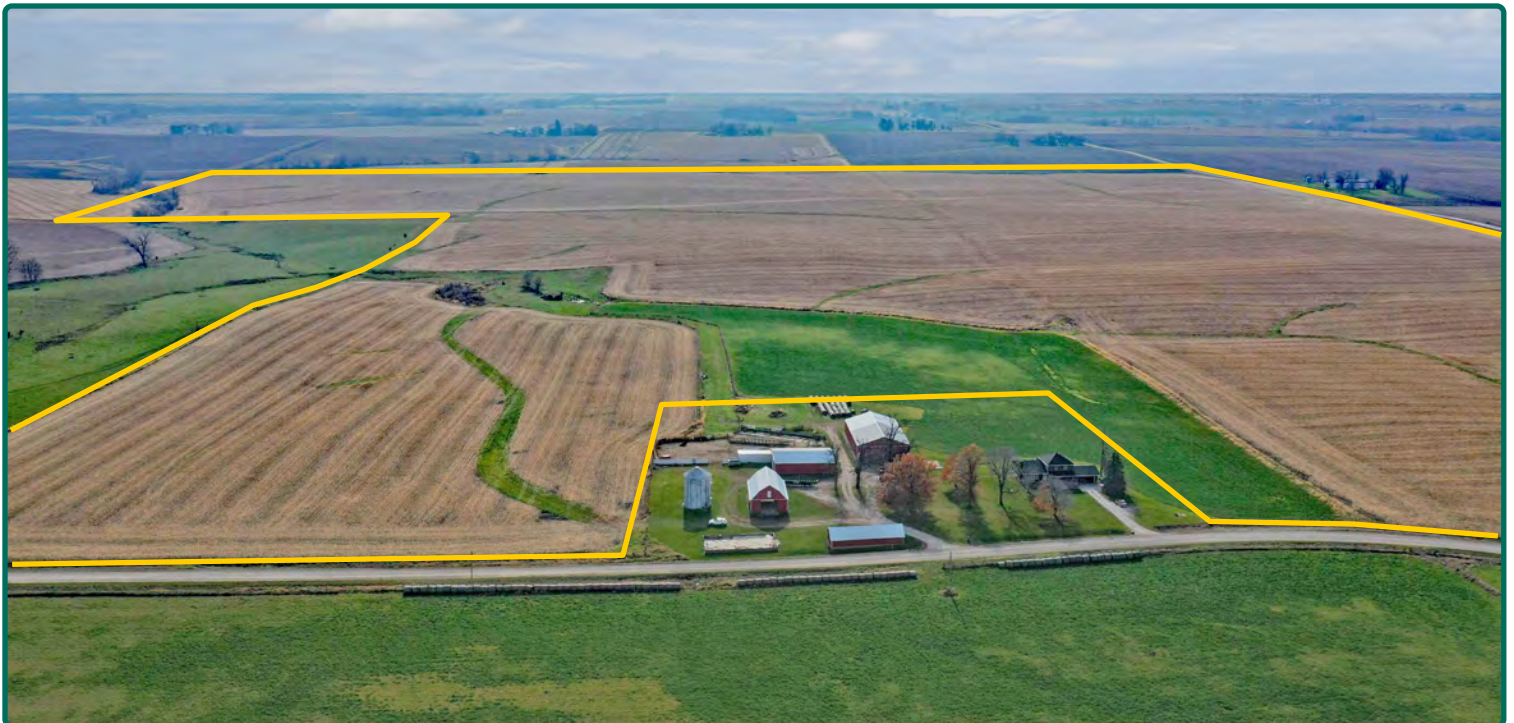
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