

# Land For Sale

**ACREAGE:**

**125.65 Acres, m/l**

**LOCATION:**

**Benton County, IA**



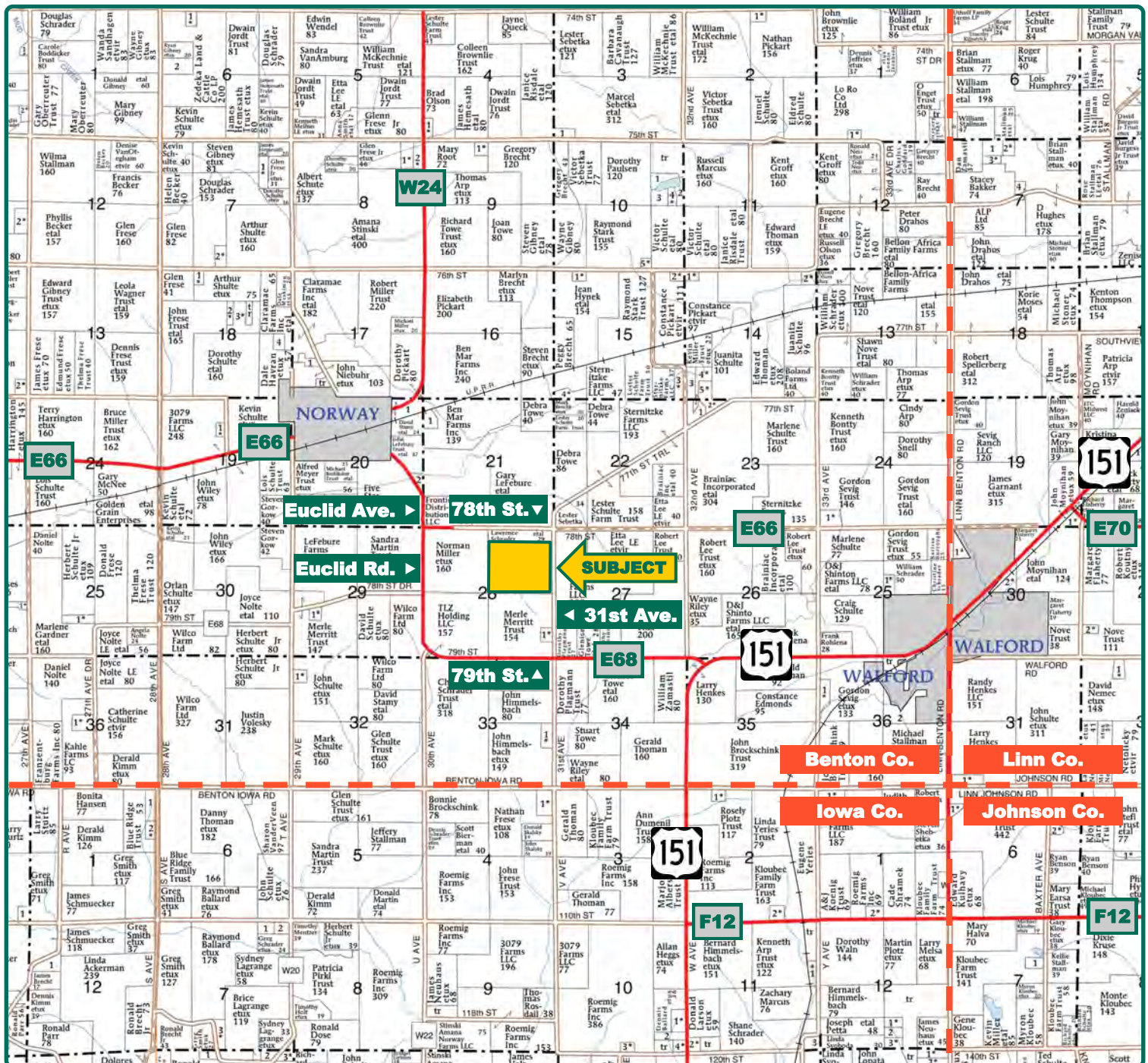
## Property *Key Features*

- Located 1½ Miles Southeast of Norway, Iowa
- 124.65 FSA/Eff. Crop Acres with an 88.40 CSR2
- High-Quality Benton County Farm

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





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<b>FSA/Eff. Crop Acres:</b>	<b>124.65</b>
<b>Cert. Grass Acres:</b>	<b>3.41</b>
<b>Corn Base Acres:</b>	<b>88.76</b>
<b>Bean Base Acres:</b>	<b>29.34</b>
<b>Soil Productivity:</b>	<b>88.40 CSR2</b>

## Property Information

### 125.65 Acres, m/l

#### Location

**From Walford:** 1½ miles west on Highway 151, continue 1¼ mile west and ½ mile north on 31st Ave. The property is on the west side of the road.

**From Norway:** 1 mile southeast on Euclid Ave, 1 mile east on 78th St. and ¼ mile south on 31st Ave.

#### Legal Description

The NE¼, except Parcels A, B and C of Section 28, Township 82 North, Range 9 West of the 5th P.M, Benton County, Iowa.

#### Price & Terms

- \$2,073,225.00
- \$16,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to the 2022 lease.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$4,254.00  
Gross Acres: 127.29  
Exempt ROW Acres: 1.64  
Net Taxable Acres: 125.65  
Tax per Net Taxable Acre: \$33.86  
Tax Parcel ID #s: 51017360-510

#### FSA Data

Farm Number 7917 Tract 11360  
FSA/Eff. Crop Acres: 124.65  
Cert. Grass Acres: 3.41

Corn Base Acres: 88.76  
Corn PLC Yield: 152 Bu.  
Bean Base Acres: 29.34  
Bean PLC Yield: 44 Bu.

#### Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 88.40. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

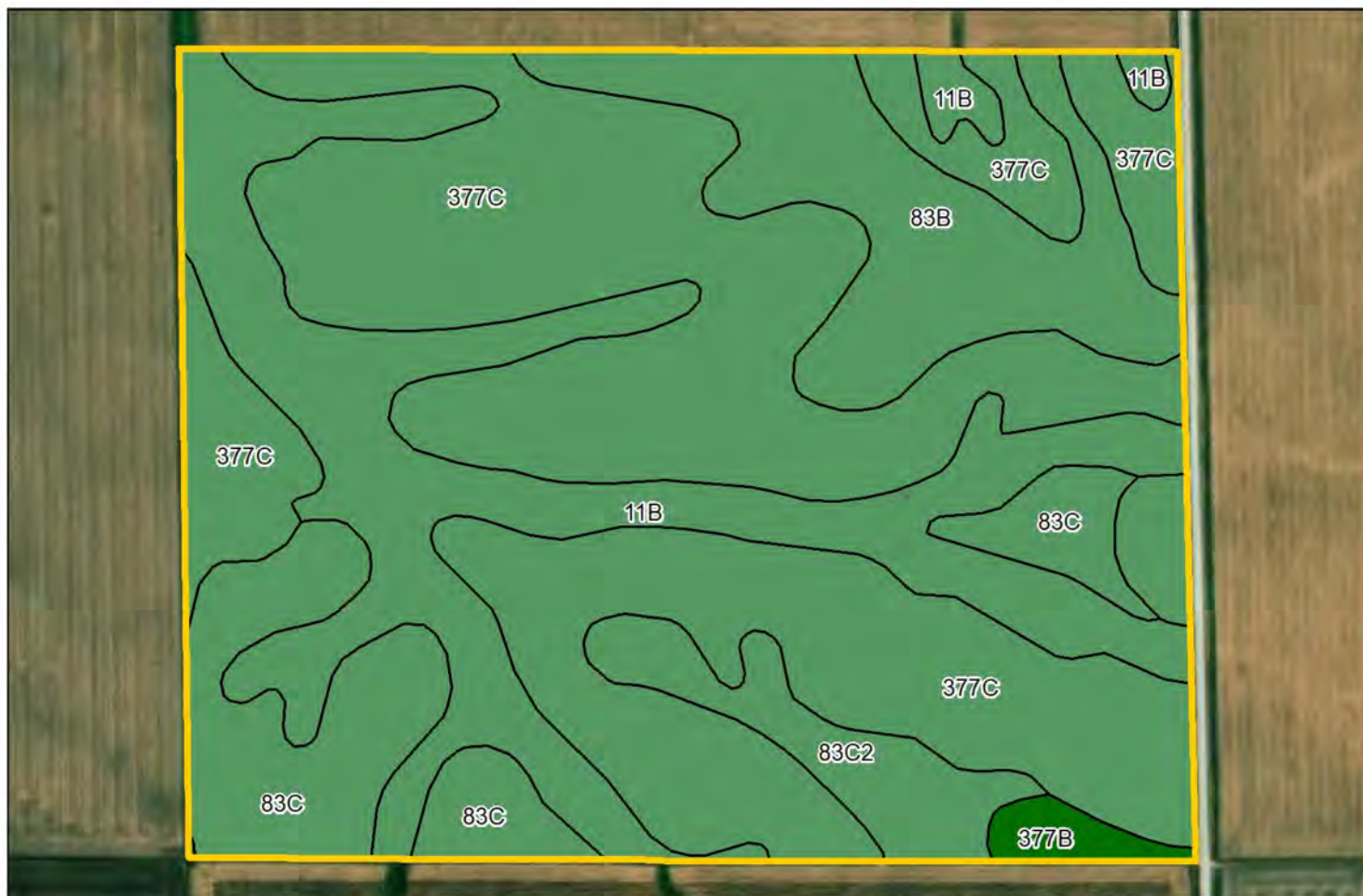
Natural with some tile.

#### Comments

This is a high-quality Benton County farm with an 88.40 CSR2.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	62.75	50.34	3e	90	
11B	Colo-Ely complex, 0 to 5 percent slopes	28.05	22.50	2e	86	
83B	Kenyon loam, 2 to 5 percent slopes	14.27	11.45	2e	90	
83C	Kenyon loam, 5 to 9 percent slopes	13.06	10.48	3e	85	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	5.20	4.17	3e	84	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.32	1.06	2e	94	

Measured Tillable Acres: 124.65

Average CSR2: 88.40

*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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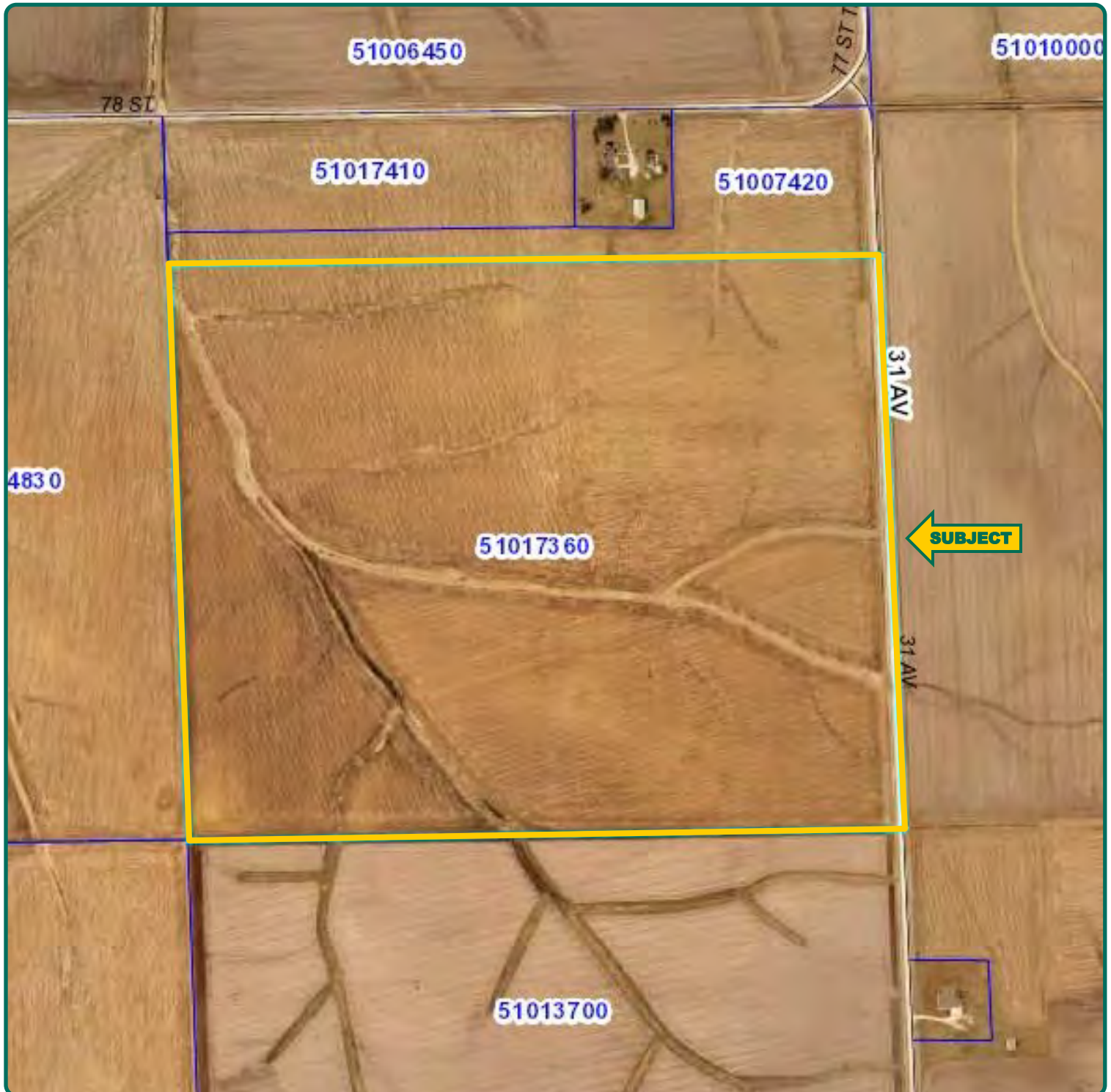
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