

Land For Sale

ACREAGE:

102.66 Acres, m/l

LOCATION:

Benton County, IA

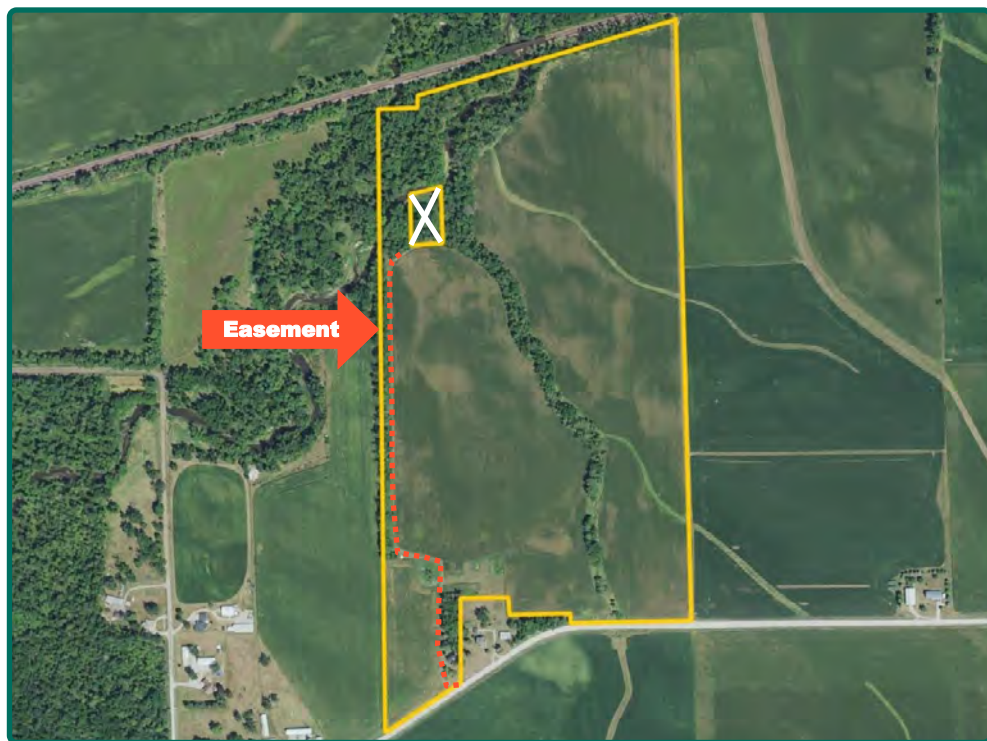


Property *Key Features*

- Located 3½ Miles West of Fairfax, Iowa
- 83.18 FSA/Eff. Crop Acres with an 86.20 CSR2
- High-Quality Cropland with House and Timber

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



FSA/Eff. Crop Acres: 83.18
Corn Base Acres: 71.37
Bean Base Acres: 11.81
Soil Productivity: 86.20 CSR2

Total Living SF: 912
Bedrooms: 2
Bathrooms: 1
Year Built: 1992
ADDRESS:
3227 77th Street Trail
Norway, Iowa 52318

Property Information

102.66 Acres, m/l

Location

From Fairfax: 2 miles west on Southview Rd. W., continue 1 mile west on 77th St. Dr and 1 mile southwest on 77th St. Trl. The property is on the north side of the road.

From Walford: ½ mile west on Hwy 151, 2 miles north on 33rd Ave. and ½ mile west on 77th St. Trail.

Legal Description

Parcel D in the NW¼ NE¼ of Section 23 and that part of the E½ of the W½ lying south of the Railway ROW, excepting Parcel A in the SE¼ SE¼ and Parcel A in the NE¼ SE¼, of Section 14, all in Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,329,447.00
- \$12,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$4,037.00
Net Taxable Acres: 102.66
Tax Parcel ID #s: 51026150, 5105580 & 51025760

School District

Benton Community School District

House

This property includes a ranch-style house, built in 1992, with an attached garage and 912 square feet of finished living space. Two bedrooms and one bathroom are found on the main level and a full basement below.

FSA Data

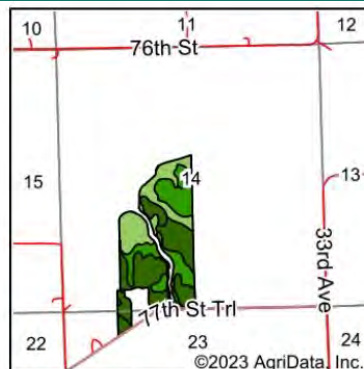
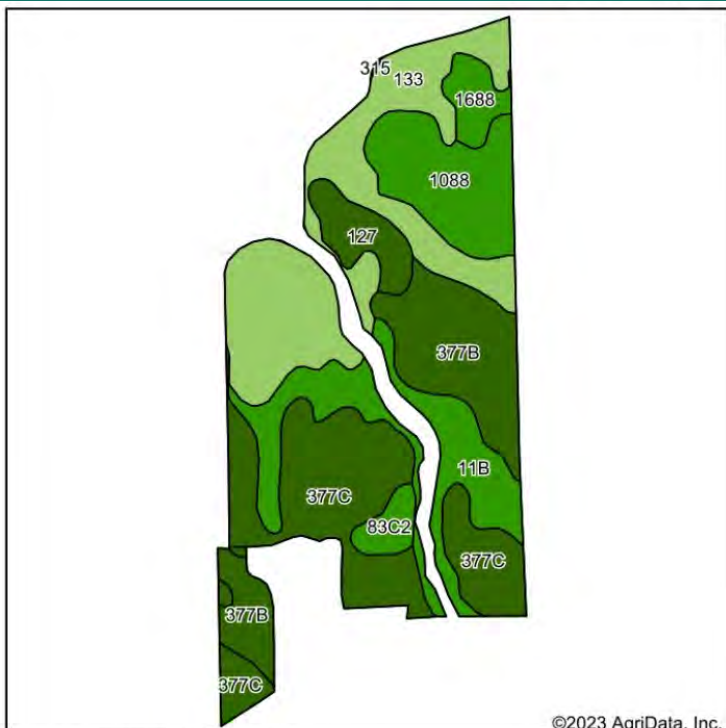
Farm 3684, Tract 7853
FSA/Eff. Crop Acres: 83.18
Corn Base Acres: 71.37
Corn PLC Yield: 160 Bu.
Bean Base Acres: 11.81
Bean PLC Yield: 43 Bu.

Soil Types/Productivity

Primary soils are Colo, Dinsdale and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 86.20. See soil map for detail.

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State: **Iowa**
County: **Benton**
Location: **14-82N-9W**
Township: **Florence**
Acres: **83.18**
Date: **9/8/2023**



Soils data provided by USDA and NRCS.

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Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	21.51	25.9%		IIw	78
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	20.08	24.1%		IIIe	90
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	12.85	15.4%		IIe	94
11B	Colo-Ely complex, 0 to 5 percent slopes	12.02	14.5%		IIw	86
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	9.07	10.9%		Iw	83
127	Wiota silt loam, loamy substratum, 0 to 3 percent slopes, rarely flooded	3.49	4.2%		Iw	95
1688	Koszta silt loam, loamy substratum, 0 to 2 percent slopes	2.44	2.9%		Iw	88
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.72	2.1%		IIIe	84
Weighted Average					2.08	86.2

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Land topography is gently rolling.

Drainage

Drainage is natural.

Water & Well Information

Water to the house is supplied by the Poweshiek County Rural Water Association.

Septic System

The status of the septic system is unknown. The Seller is an Estate and is exempt from Time of Transfer Inspection.

Access Easement

There is an access easement along the west side of the property for access to property located in the northwest area.

Reserved Items

The Seller reserves two small sheds located on the property and the contents of those sheds.

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Comments

This is a nice Benton County farm with a comfortable house and an attractive mixture of high-quality cropland and timber.

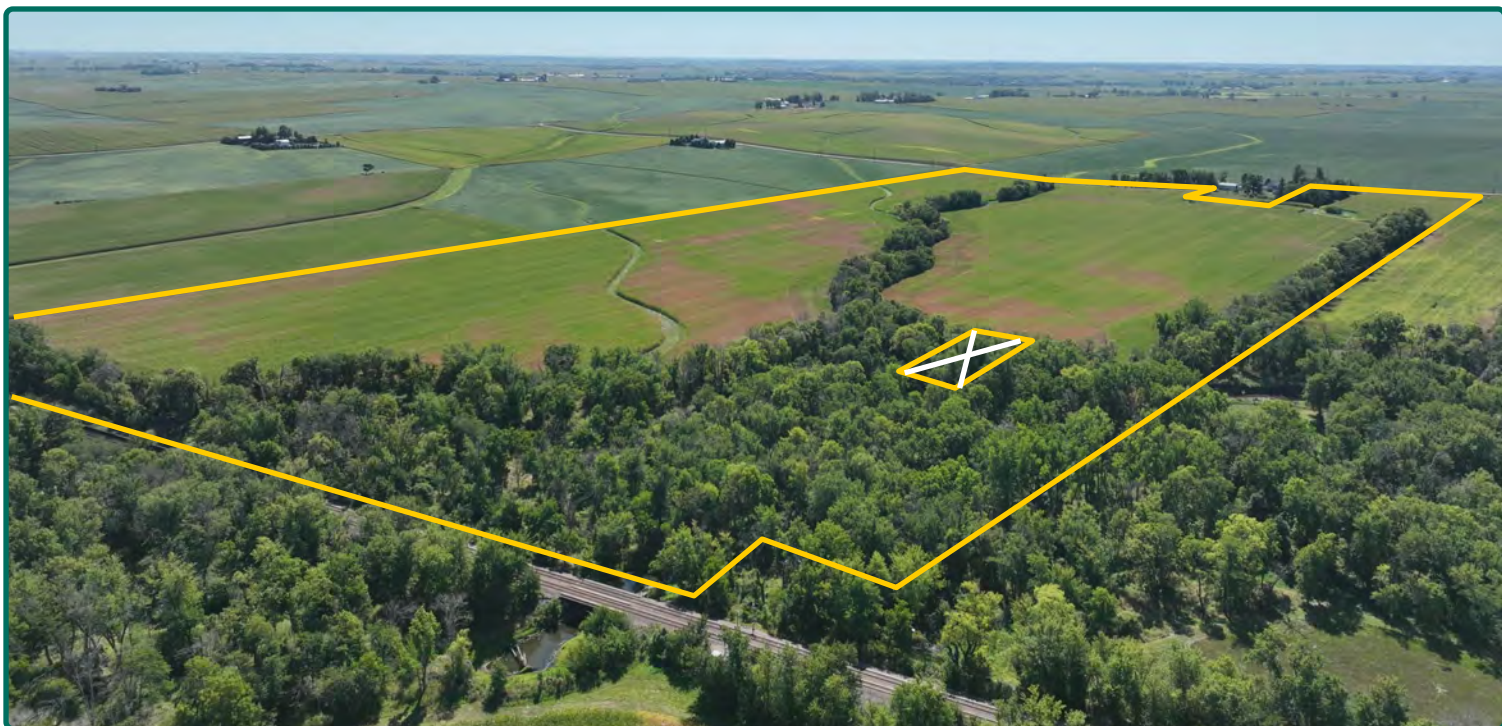
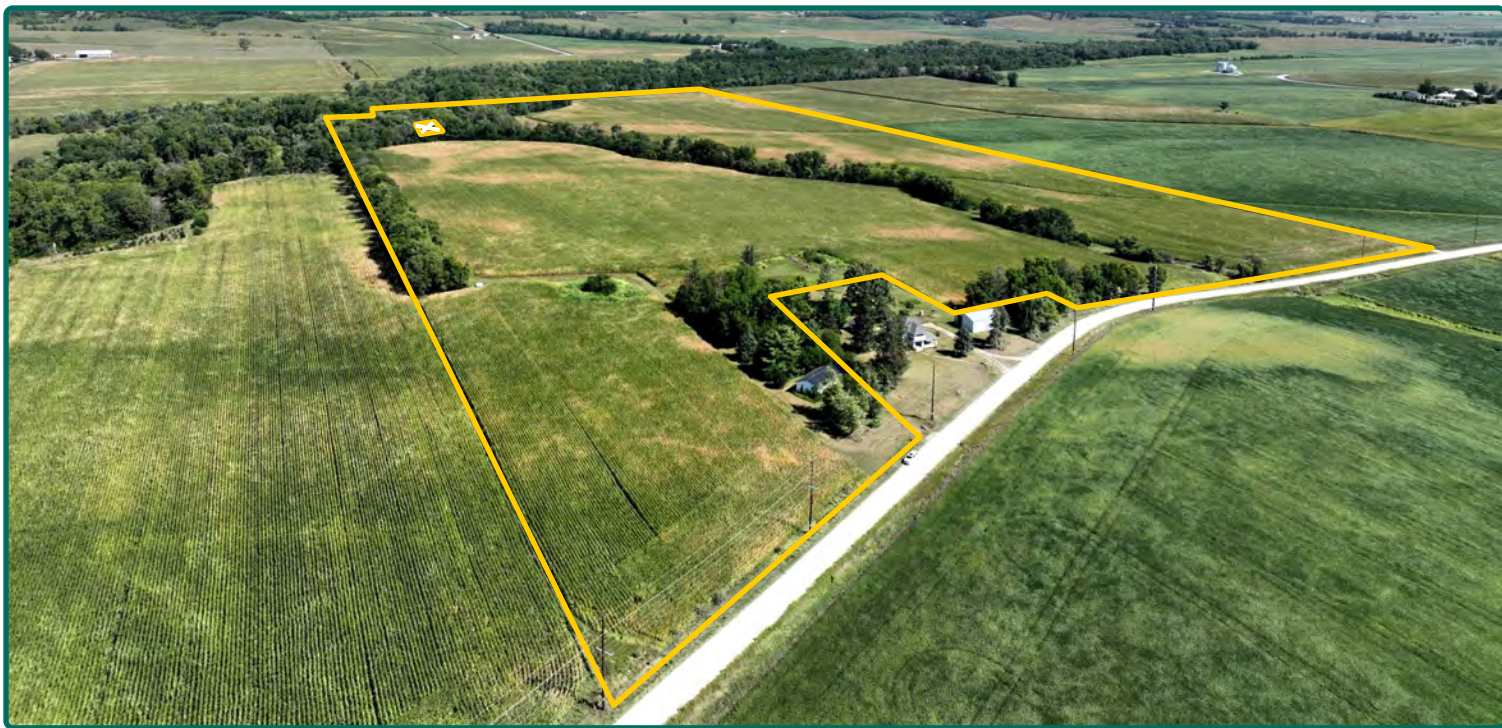
Additional Land for Sale

Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Photo.

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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Additional Land Aerial Photo



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