

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Benton County, IA



Property *Key Features*

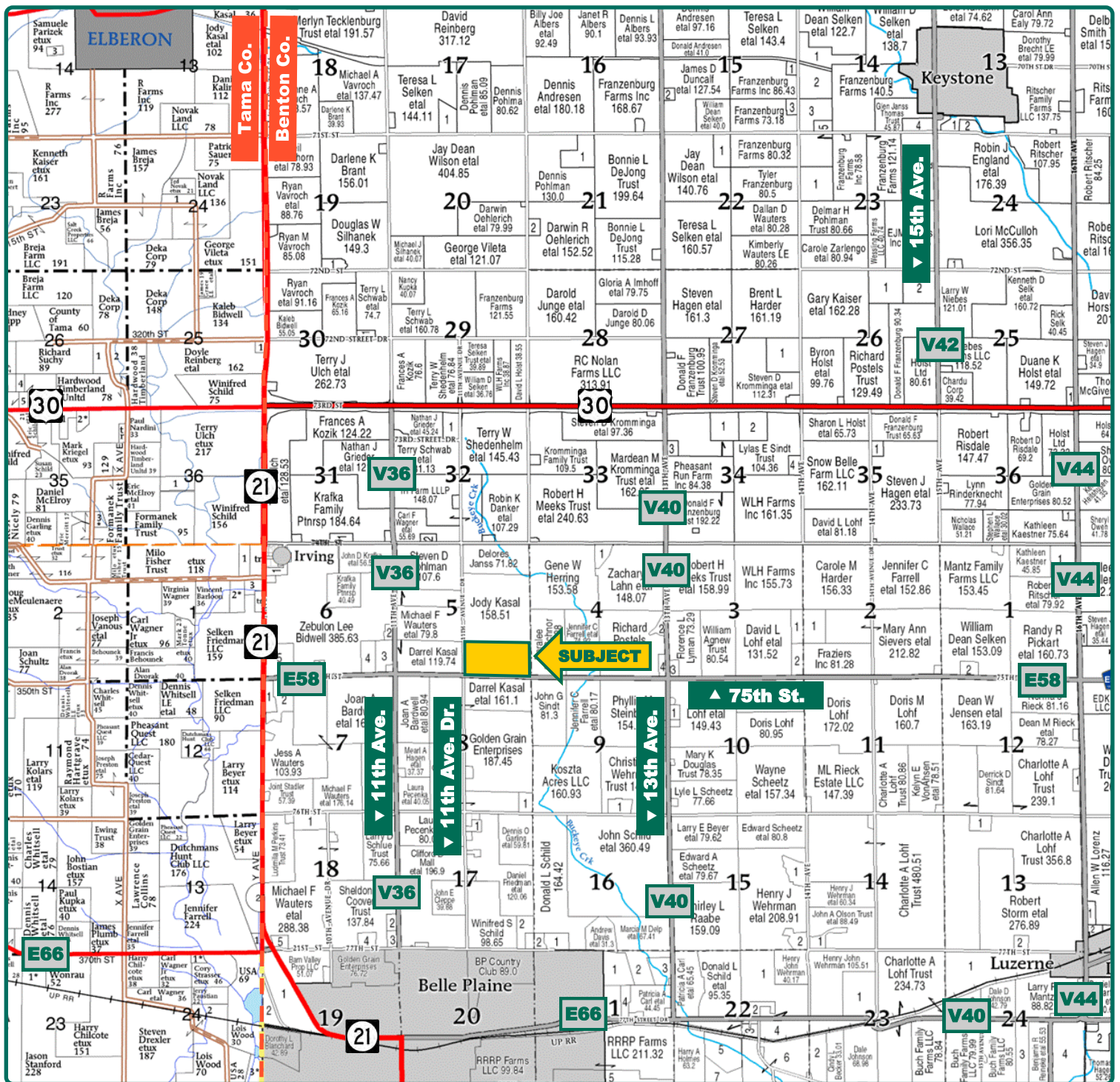
- Located 2 Miles North of Belle Plaine, Iowa
- 76.33 FSA/Eff. Crop Acres with an 88.70 CSR2
- Excellent-Quality Cropland

Ryan Kay, AFM, ALC
Licensed Salesperson in IA
319-826-5715
RyanK@Hertz.ag

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

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

REID: 010-2686-01



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FSA/Eff. Crop Acres:	76.33
Corn Base Acres:	45.85
Bean Base Acres:	8.15
Soil Productivity:	88.70 CSR2

Property Information

80.00 Acres, m/l

Location

From Belle Plaine: 2 miles north on 11th Ave. Dr. The property is on the east side of the road.

From Keystone: 2 miles south on 15th Ave., 3½ miles west on US-30 and 1¼ miles south on 11th Ave. Dr.

Legal Description

The S½ of the SE¼ of Section 5, Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- 1,320,000.00
- \$16,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.
- Closing to be after March 15, 2024.

Possession

Negotiable. Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,356.00
Gross Acres: 80.00
Exempt Road ROW Acres: 3.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$43.58
Tax Parcel ID #: 66004000

FSA Data

Farm 3957, Tract 1032
FSA/Eff. Crop Acres: 76.33
Corn Base Acres: 45.85
Corn PLC Yield: 142 Bu.
Bean Base Acres: 8.15
Bean PLC Yield: 41 Bu.

Soil Types/Productivity

Primary soils are Tama, Downs and Col-
Ely. CSR2 on the FSA/Eff. crop acres is
88.70. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

This farm is partially tiled.

Buildings/Improvements

None.

Water & Well Information

None.

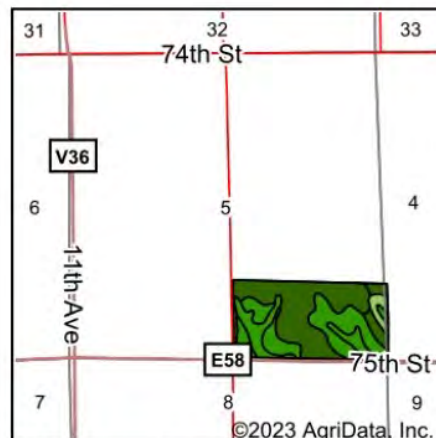
Comments

A well-cared for, high-quality Benton
County farm!

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State: Iowa
County: Benton
Location: 5-82N-12W
Township: Iowa
Acres: 76.33
Date: 11/22/2023



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	33.60	44.0%		Ile	95
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	21.89	28.7%		IIle	82
11B	Colo-Ely complex, 0 to 5 percent slopes	11.11	14.6%		IIw	86
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.99	5.2%		Ile	90
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	3.04	4.0%		IIle	87
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	2.70	3.5%		IIle	76
Weighted Average					2.36	88.7

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

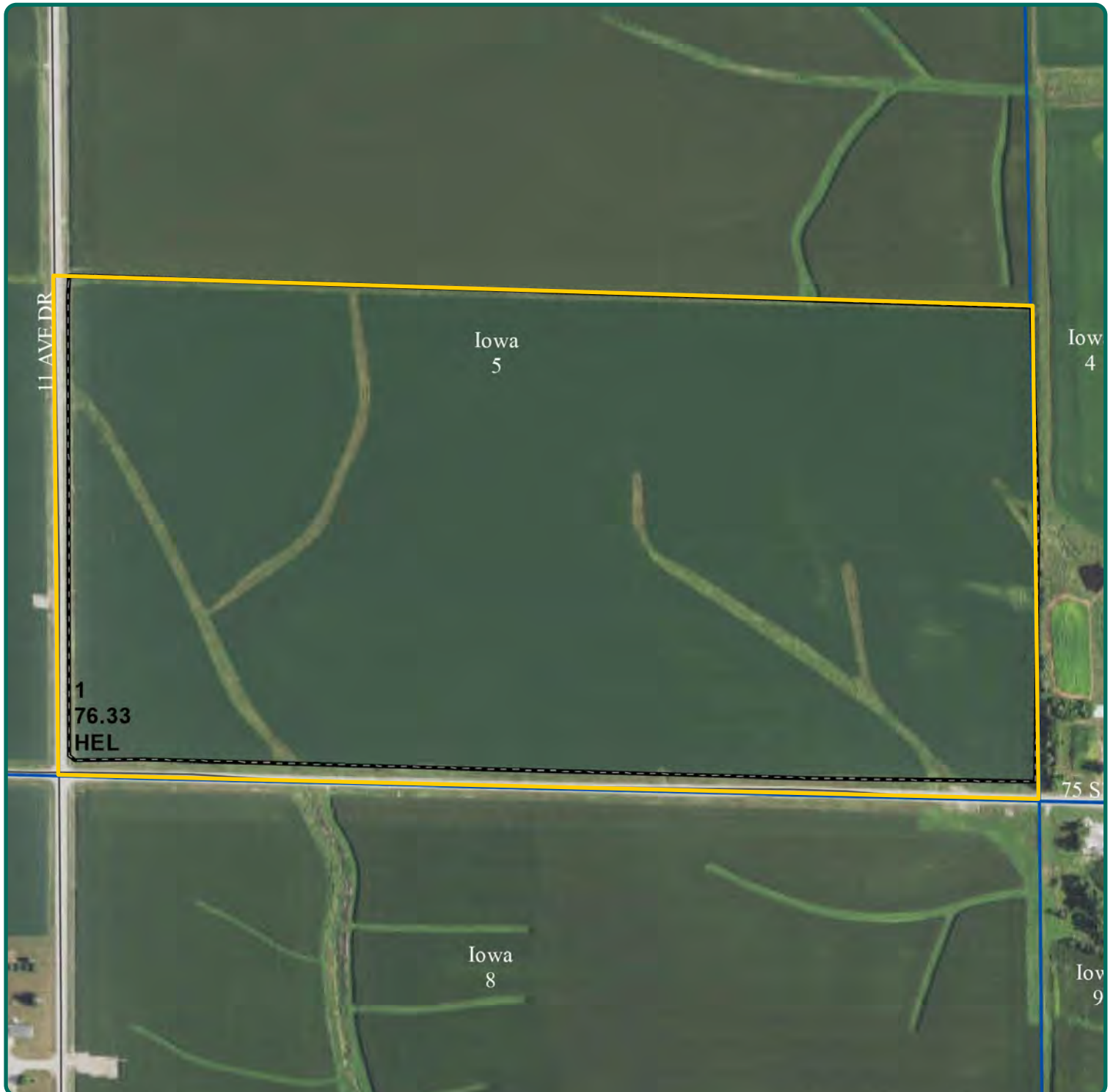
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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