

Land For Sale

ACREAGE:

150.00 Acres, m/l

LOCATION:

Benton County, IA



Property Key Features

- Located 9 Miles Northwest of Keystone, Iowa
- 142.64 FSA/Eff. Crop Acres with a 92.50 CSR2
- Excellent-Quality Cropland on a Hard-Surfaced Road

Troy Louwagie, ALC
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FSA/Eff. Crop Acres:	142.64
Corn Base Acres:	79.00
Bean Base Acres:	61.30
Soil Productivity:	92.50 CSR2

Property Information

150.00 Acres, m/l

Location

From Elberon: ½ mile east on Co. Rd. E44, 5 miles north on IA-21 and ½ mile east on 65th St. The property is on the south side of the road.

From Keystone: 5¼ miles north on 15th Ave. and 4 miles west on 65th St.

Legal Description

The NE¼ of Section 19, Township 84 North, Range 12 West of the 5th P.M., Benton County, Iowa, excepting the acreage site containing 10 acres, more or less. Updated abstract to govern.

Price & Terms

- \$2,887,500.00
- \$19,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$5,688.00
Gross Acres: 150.00
Exempt Road ROW Acres: 5.46
Net Taxable Acres: 144.54
Tax per Net Taxable Acre: \$39.35
Tax Parcel ID #: 61000500

FSA Data

Farm 6758, Tract 2459
FSA/Eff. Crop Acres: 142.64
Corn Base Acres: 79.00
Corn PLC Yield: 163 Bu.
Bean Base Acres: 61.30
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely.
CSR2 on the FSA/Eff. crop acres is 92.50.
See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Benton County farm with a 92.50 CSR2.

Additional Land for Sale

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

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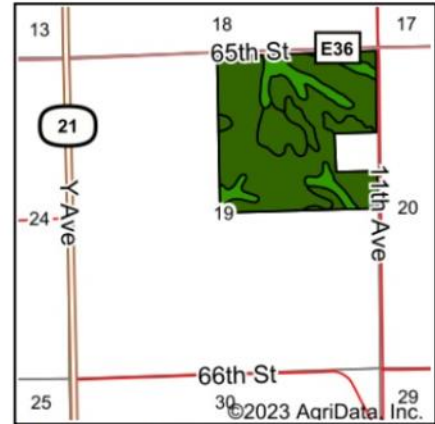
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State: **Iowa**
 County: **Benton**
 Location: **19-84N-12W**
 Township: **Homer**
 Acres: **142.64**
 Date: **12/4/2023**



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**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	99.27	69.6%		Ile	94
11B	Colo-Ely complex, 0 to 5 percent slopes	21.97	15.4%		IIw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	11.16	7.8%		IIIe	90
119B	Muscatine silty clay loam, 2 to 5 percent slopes	10.24	7.2%		Ile	95
Weighted Average					2.08	92.5

**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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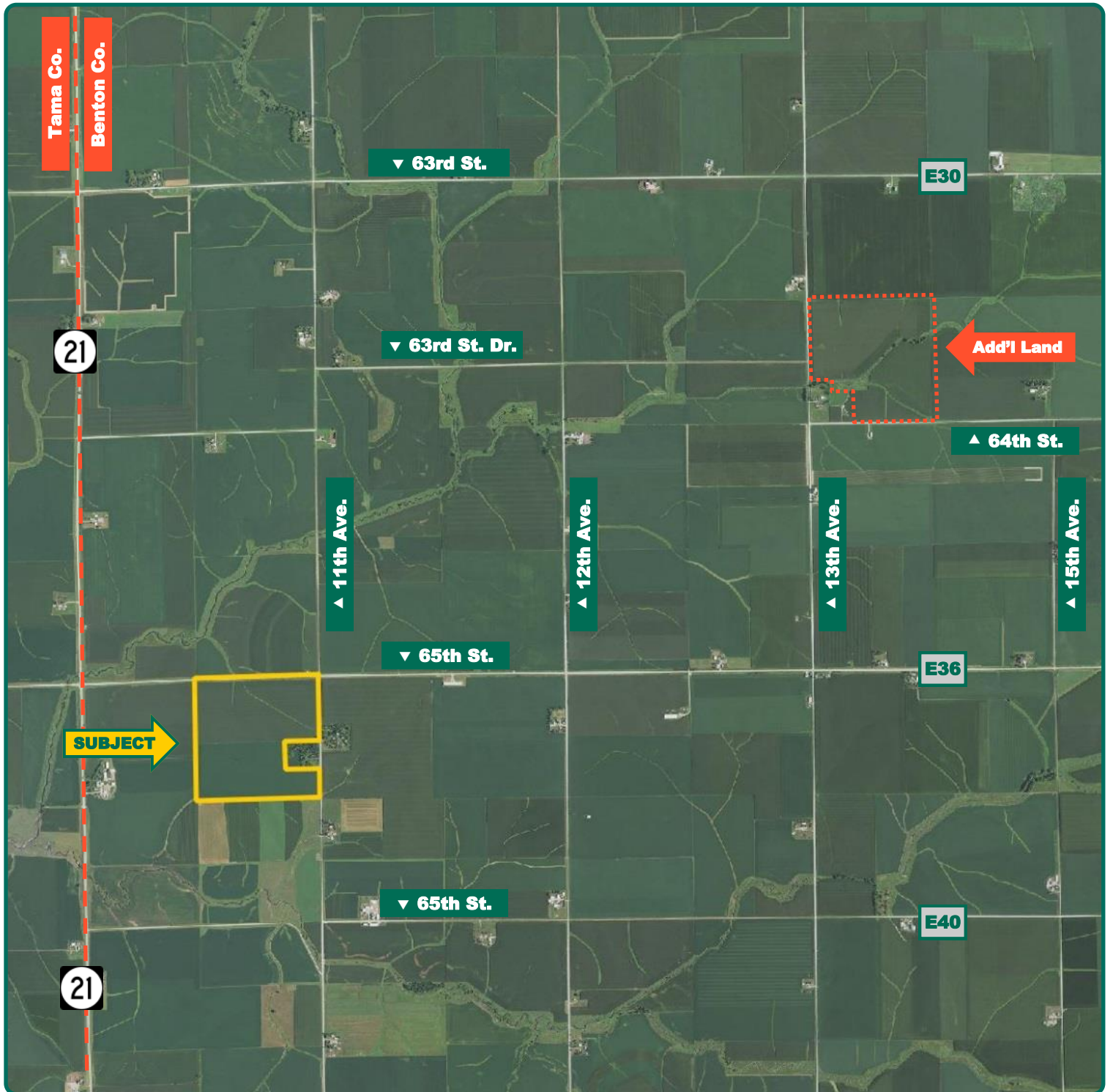
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Additional Land Aerial Photo



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