

Land For Sale

ACREAGE:

151.42 Acres, m/l

LOCATION:

Benton County, IA

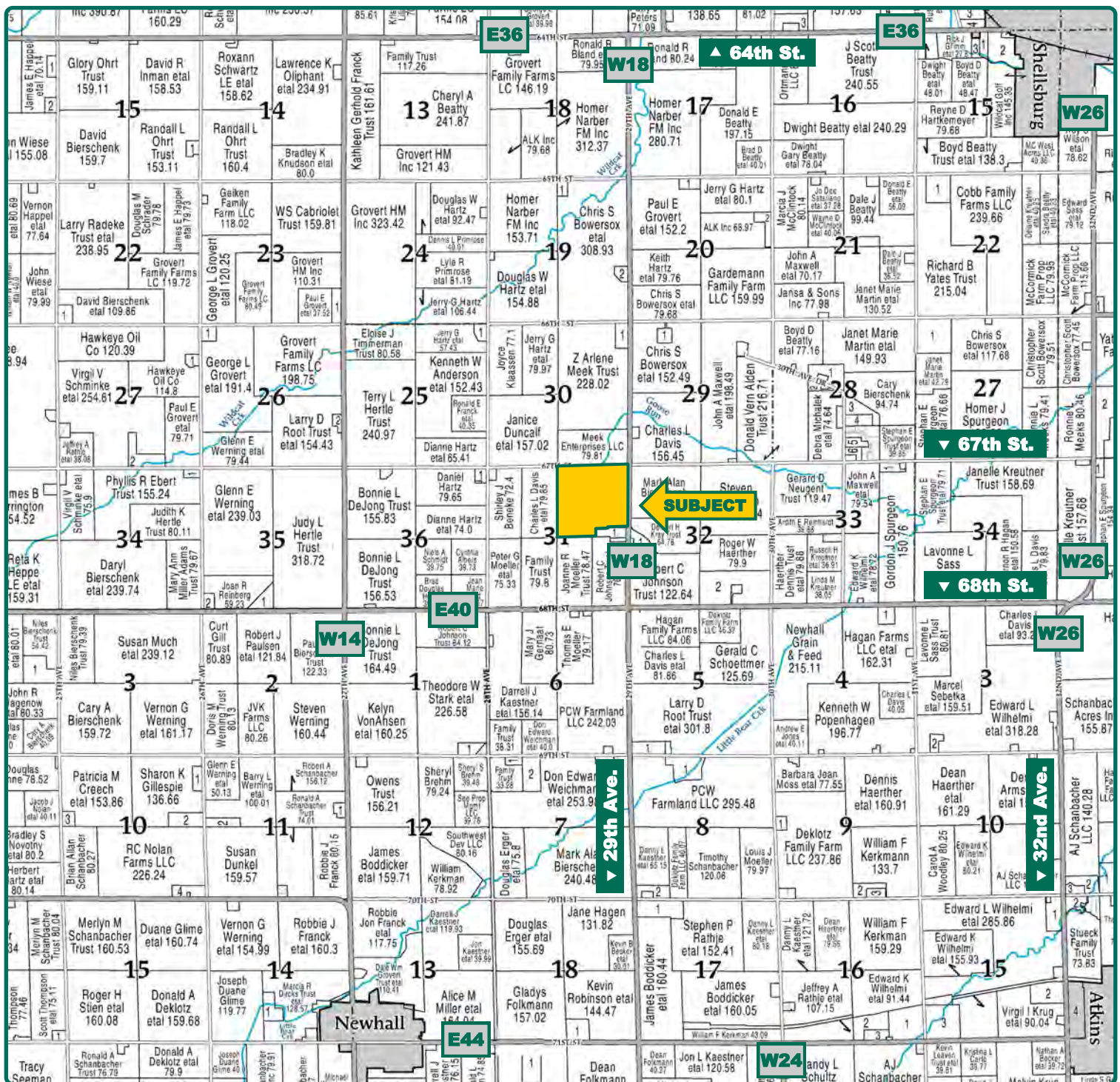


Property *Key Features*

- Located 5 Miles Northeast of Newhall, Iowa
- 144.74 FSA/Eff. Crop Acres with an 89.80 CSR2
- A High-Quality Benton County Farm

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

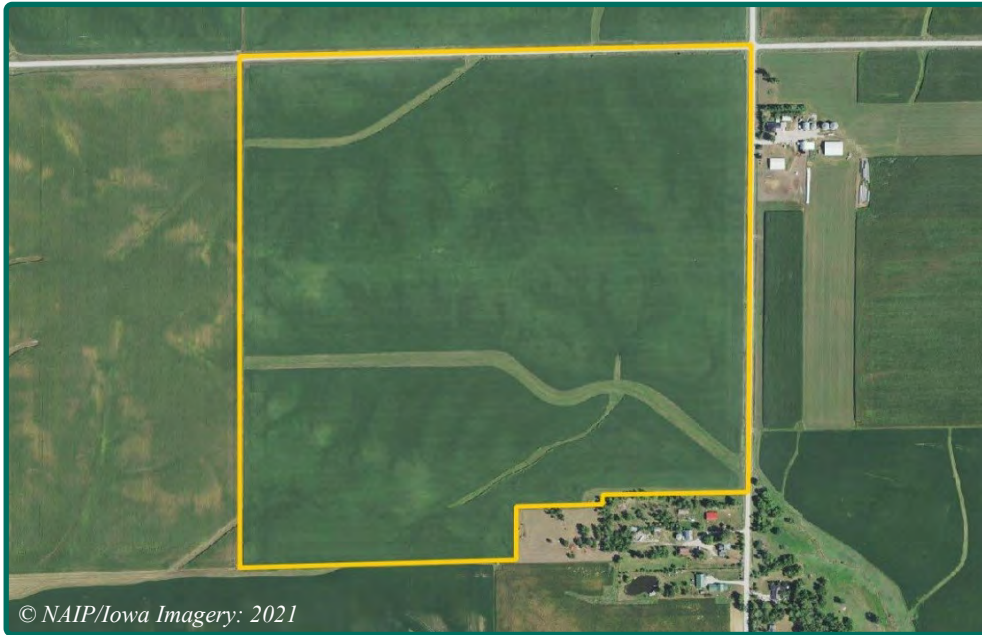
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

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:	144.74
Oats Base Acres:	5.59
Corn Base Acres:	92.99
Bean Base Acres:	38.32
Soil Productivity:	89.80 CSR2

Property Information

151.42 Acres, m/l

Location

From Newhall: 3 miles north on 27th Ave., 2 miles east on 68th St. and a ½ mile north on 29th Ave. The property is located on the west side of the road.

From Shellsburg: 2½ miles west on 64th St. and 3 miles south on 29th Ave. The property is on the southwest side of the intersection with 67th St.

Legal Description

The NE¼ of Section 31, Township 84 North, Range 9 West of the 5th P.M., excepting Parcels A and B.

Price & Terms

PRICE REDUCED!

- ~~\$2,415,149.00~~ \$2,309,155.00
- ~~\$15,950/acre~~ \$15,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$5,488.00
Gross Acres: 151.42
Exempt Road ROW Acres: 3.75
Net Taxable Acres: 147.67
Tax per Net Taxable Acre: \$37.16
Tax Parcel ID #: 36002600 & 36002510

FSA Data

Farm 9796, Tract 13166
FSA/Eff. Crop Acres: 144.74
Oats Base Acres: 5.59
Oats PLC Yield: 59 Bu.
Corn Base Acres: 92.99
Corn PLC Yield: 168 Bu.
Bean Base Acres: 38.32
Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely.
CSR2 on the FSA/Eff. crop acres is 89.80.
See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The terrain is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

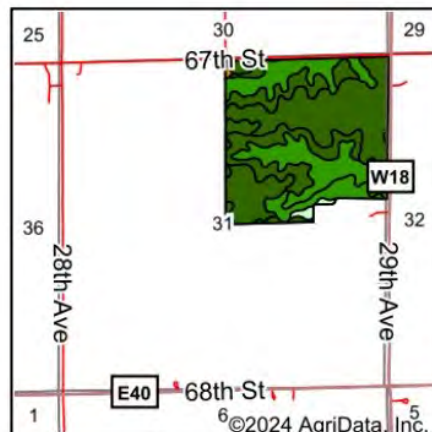
None.

Comments

This is a high-quality Benton County farm with an 89.80 CSR2.

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



State: Iowa
County: Benton
Location: 31-84N-9W
Township: Canton
Acres: 144.74
Date: 9/11/2024



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	59.52	41.2%		Ile	94
11B	Colo-Ely complex, 0 to 5 percent slopes	39.63	27.4%		IIw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	30.61	21.1%		IIIle	90
83C	Kenyon loam, 5 to 9 percent slopes	9.11	6.3%		IIIle	85
83B	Kenyon loam, 2 to 5 percent slopes	3.88	2.7%		Ile	90
83D	Kenyon loam, 9 to 14 percent slopes	1.64	1.1%		IIIle	63
782B	Donnan silt loam, 2 to 5 percent slopes	0.35	0.2%		Ile	43
Weighted Average					2.29	89.8

**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.

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



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



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



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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals