

The Duncalf Farm



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146.95 Acres, m/l
Benton County, IA

Est. FSA/Eff. Crop Acres: 146.23 | Soil Productivity: 91.10 CSR2



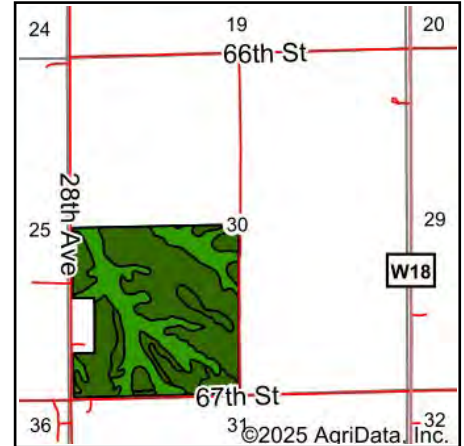
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Benton**
 Location: **30-84N-9W**
 Township: **Canton**
 Acres: **146.23**
 Date: **10/31/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	82.90	56.6%		Ile	94
11B	Colo-Ely complex, 0 to 5 percent slopes	48.94	33.5%		IIlw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	6.95	4.8%		IIIle	90
119B	Muscataine silty clay loam, 2 to 5 percent slopes	3.89	2.7%		Ile	95
83B	Kenyon loam, 2 to 5 percent slopes	3.55	2.4%		Ile	90
Weighted Average					2.05	91.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Newhall: 3 miles north on 27th Ave., 1 mile east on 68th St. and 1 mile north on 28th Ave. The property is northeast of the intersection with 67th St.

Simple Legal

The SW¼ of Section 30, Township 84 North, Range 9 West of the 5th P.M., Benton County, Iowa, except the house and buildings on approximately 6.60 acres located in that part of the W¼ SW¼. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,240,988.00
- \$15,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$5,568.00*

Net Taxable Acres: 146.95*

Tax per Net Taxable Acre: \$37.89*

**Taxes estimated due to pending survey of acreage and tax parcel split. Benton County Treasurer/Assessor will determine final tax figures.*

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 5159, Part of Tract 1628

FSA/Eff. Crop Acres: 146.23*

Corn Base Acres: 74.62*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 71.61*

Bean PLC Yield: 60 Bu.

**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 91.10. 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 farm is gently rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Benton County farm with a 91.10 CSR2.



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.

Northwest Corner Looking Southeast

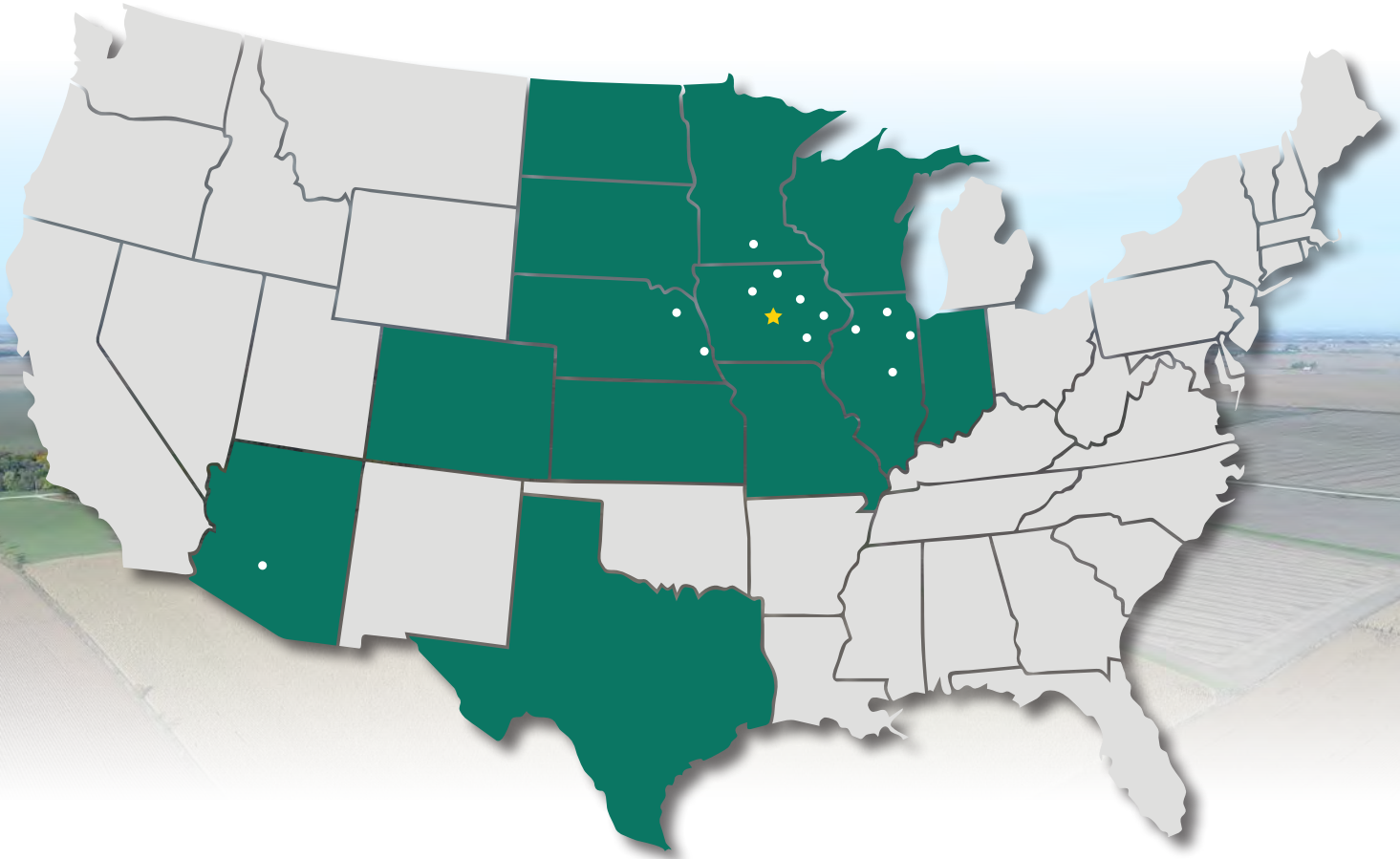


Southwest Corner Looking Northeast





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