

Land For Sale

ACREAGE:

68 Acres, m/l

LOCATION:

Benton County, IA

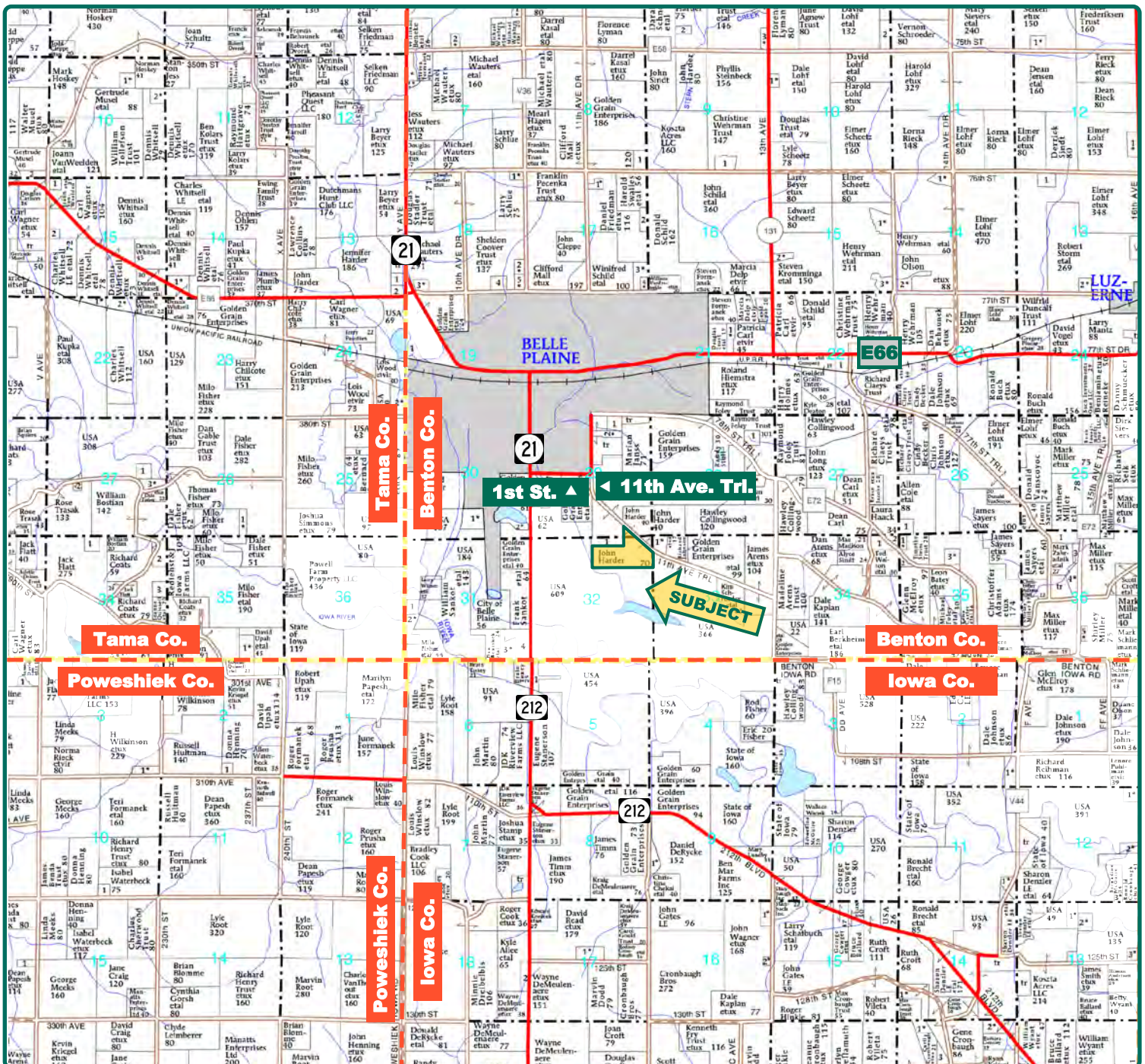


Property *Key Features*

- **Attractive Recreational Farm**
- **Abundance of Wildlife**
- **Nice Income**

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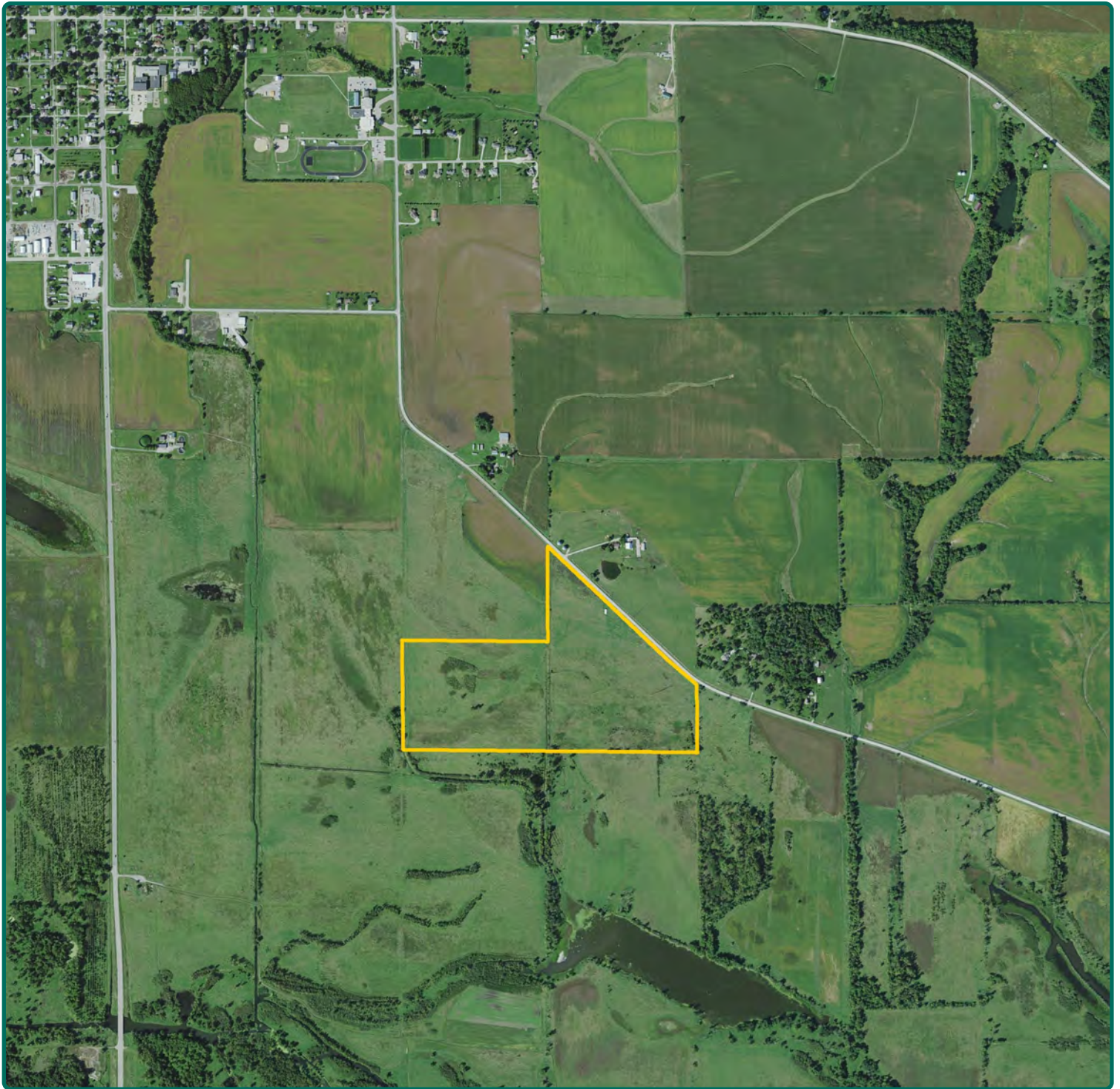
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Total Acres:	68.00
Crop Acres:	42.40*
CRP Acres:	37.30
Soil Productivity:	72.0 CSR2

Property Information

68 Acres, m/l

Location

From Belle Plaine: Intersection of 11th Ave. Trail and 1st Street - ½ mile southeast on 11th Avenue Trail. The property is on the south side of the road.

Legal Description

That part of the N½ of the NE¼ of Section 32, Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa. The exact legal description will be determined by a survey.

Possession

Negotiable.

Price & Terms

Price Reduced

- ~~\$238,000~~ \$170,000
- ~~\$3,500/acre~~ \$2,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax - Estimated

Taxes Payable 2018 - 2019*: \$1,476.00

Net Taxable Acres: 67

Tax per Net Taxable Acre*: \$22.03

**Taxes estimated and will be finalized after survey.*

FSA Data - Estimated

Part of Farm Number 8109, Tract 841

Crop Acres: 42.4*

**This includes 37.3 acres of CRP. There are no corn or bean bases for this farm as crop acres have not recently been in row crop production.*

CRP Contracts

There are 37.3 acres enrolled in the Conservation Reserve Program (CRP) at \$216.40 per acre, for a total annual payment of \$8,072. This contract expires September 30, 2019.

Soil Types/Productivity

Primary soils are Zook, Colo and Bremer. CSR2 on the FSA crop acres is 72.0 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level.

Buildings/Improvements

None.

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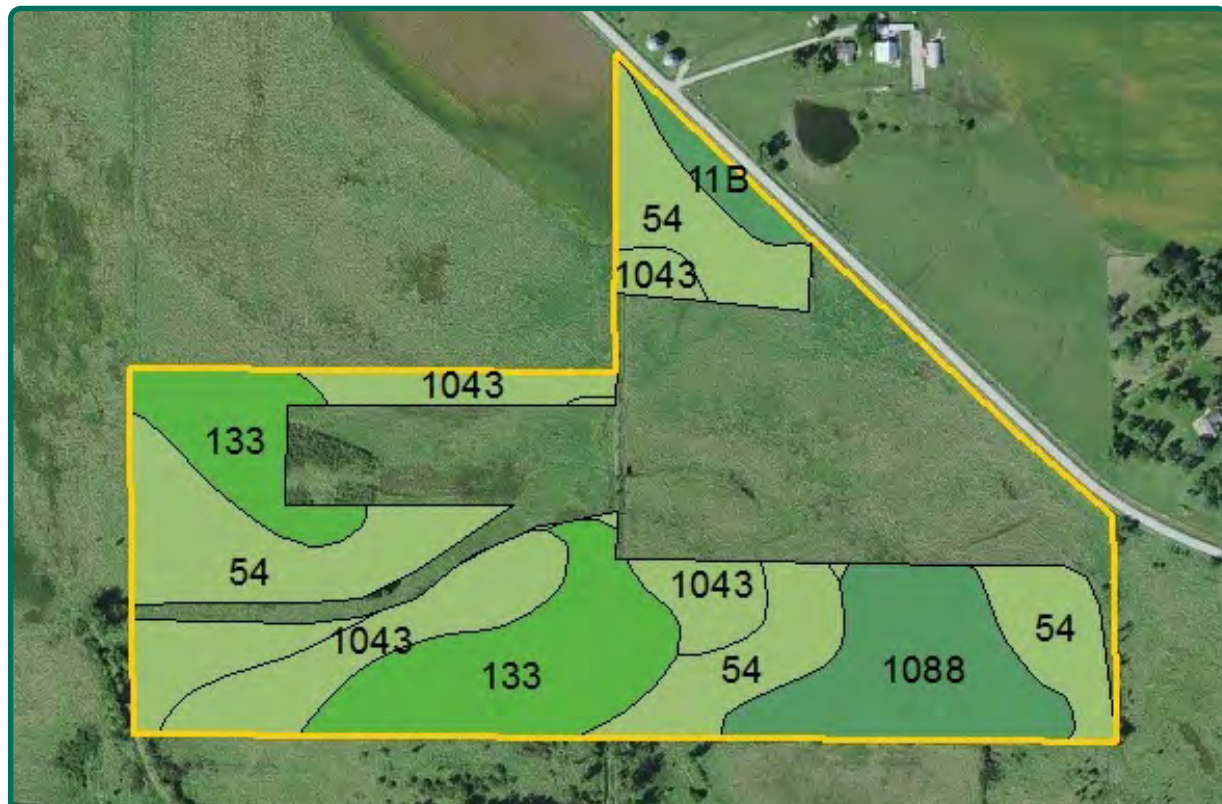
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Measured Tillable Acres		42.4	Avg. CSR		77.0	Avg. CSR2		72.0
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
54	Zook silty clay loam, 0 to 2 percent	70	65	38.4%	IIw	16.26		
133	Colo silty clay loam, 0 to 2 percent	80	78	24.7%	IIw	10.45		
1043	Bremer silty clay loam, sandy	80	68	18.9%	IIw	8.02		
1088	Nevin silty clay loam, sandy	88	83	15.2%	Iw	6.45		
11B	Colo-Ely complex, 0 to 5 percent	68	83	2.9%	IIw	1.21		

Comments

This farm includes a mixture of CRP and pasture. This would work well for anyone wanting a nice recreational farm.

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.

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