

# Land For Sale

#### ACREAGE:

LOCATION:

#### 270.00 Acres, m/l

#### **Benton County, IA**



#### **Property** Key Features

- 4 Miles West of Walker, Iowa
- 267.79 Estimated FSA/Eff. Crop Acres with an 85.90 CSR2
- High-Quality Benton County Farm

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REID: 010-2218-01



## Plat Map

#### Polk Township, Benton County, IA

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# **Aerial Photo**

270.00 Acres, m/l



FSA/Eff. Crop Acres	s: 267.79*
Cert. Grass Acres:	7.23
Corn Base Acres:	224.59*
Bean Base Acres:	30.02*
Oat Base Acres:	7.50*
Soil Productivity: 8	5.90 CSR2
*Acres are estimated.	

### Property Information 270.00 Acres, m/l

#### Location

**From Walker:** 4 miles west on Highway 920 and <sup>1</sup>/<sub>4</sub> mile south on 32nd Avenue.

**From Urbana—Intersection of I-380 and Highway 150:** ½ mile north on Highway 150, 1 mile east on 53rd St. Drive and 1 mile north on 32nd Avenue.

#### **Legal Description**

That part of the NW<sup>1</sup>/<sub>4</sub> lying south of the road and the SW<sup>1</sup>/<sub>4</sub> and the S<sup>1</sup>/<sub>2</sub> of the SE<sup>1</sup>/<sub>4</sub>, except the easterly 38 acres thereof and further excepting the house, buildings and 4 acres m/l, all located in Section 11, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa.

#### Price & Terms

- \$3,712,500.00
- \$13,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to lease.

#### **Real Estate Tax**

Taxes Payable 2021 - 2022: \$11,440.00\* Net Taxable Acres: 270.00\* Tax per Net Taxable Acre: \$42.37\* Tax Parcel ID #s: 83020550, 82002000 \*Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures.

#### **FSA Data**

Part of Farm Number 6670, Tract 2227 FSA/Eff. Crop Acres: 267.79\* Cert. Grass Acres: 7.23 Corn Base Acres: 224.59\* Corn PLC Yield: 164 Bu. Bean Base Acres: 30.02\* Bean PLC Yield: 47 Bu. Oat Base Acres: 7.50\* Oat PLC Yield: 59 Bu. \*Acres are estimated pending reconstitution of farm by the Benton County FSA office.

#### **Soil Types/Productivity**

Primary soils are Kenyon and Clyd-Floyd. CSR2 on the estimated FSA/Eff. crop acres is 85.90. See soil map for detail.

#### **Land Description**

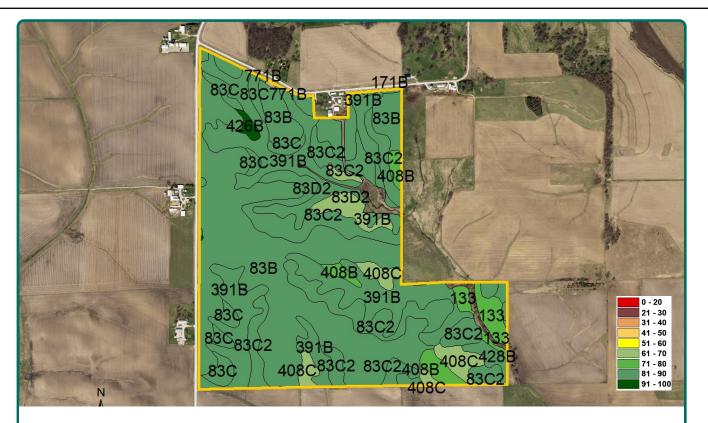
Gently rolling.

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# Soil Map

267.79 Est. FSA/Eff. Crop Acres



Measured	Tillable Acres	267.79		Avg. CSR2	85.90	
Soil Label Soil Name		CSR2	Percent of Field	Non_Irr Class	Acres	
83B	Kenyon loam, 2 to 5 percent slopes		90	41.2%	lle	110.43
391B	Clyde-Floyd complex, 1 to 4 percent		87	24.5%	llw	65.74
83C2	Kenyon loam, 5 to 9 percent slopes,		84	18.5%	llle	49.52
83C	Kenyon loam, 5 to 9 percent slopes		85	3.7%	llle	9.89
408C	Olin fine sandy loam, 5 to 9 percent		68	3.5%	llle	9.40
133	Colo silty clay loam, 0 to 2 percent		78	2.3%	llw	6.06
408B	Olin fine sandy loam, 2 to 5 percent		73	2.3%	lle	6.05
83D2	Kenyon loam, 9 to 14 percent slopes,		61	2.2%	llle	6.0
428B	Ely silty clay loam, 2 to 5 percent		88	1.0%	lle	2.7
426B	Aredale loam, 2 to 5 percent slopes		91	0.5%	lle	1.4
171B	Bassett loam, 2 to 5 percent slopes		85	0.1%	lle	0.4
771B	Waubeek silt loa	m, 2 to 5 percent	90	0.1%	lle	0.2

#### Drainage

Natural with some tile.

#### Water & Well Information

None.

#### **Buildings/Improvements**

None.

Comments

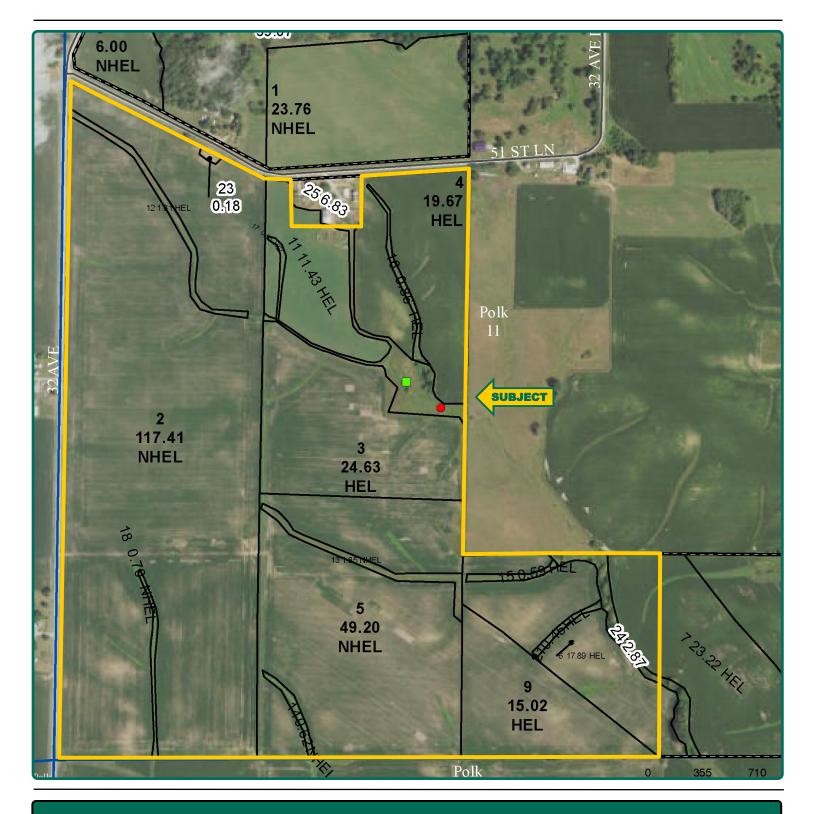
This is a highly productive Benton County farm located west of Walker.

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

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### **FSA Aerial** 267.79 Est. FSA/Eff. Crop Acres



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### Property Photos





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