

# Land For Sale

**ACREAGE:**

**25.29 Acres**

**LOCATION:**

**Benton County, IA**

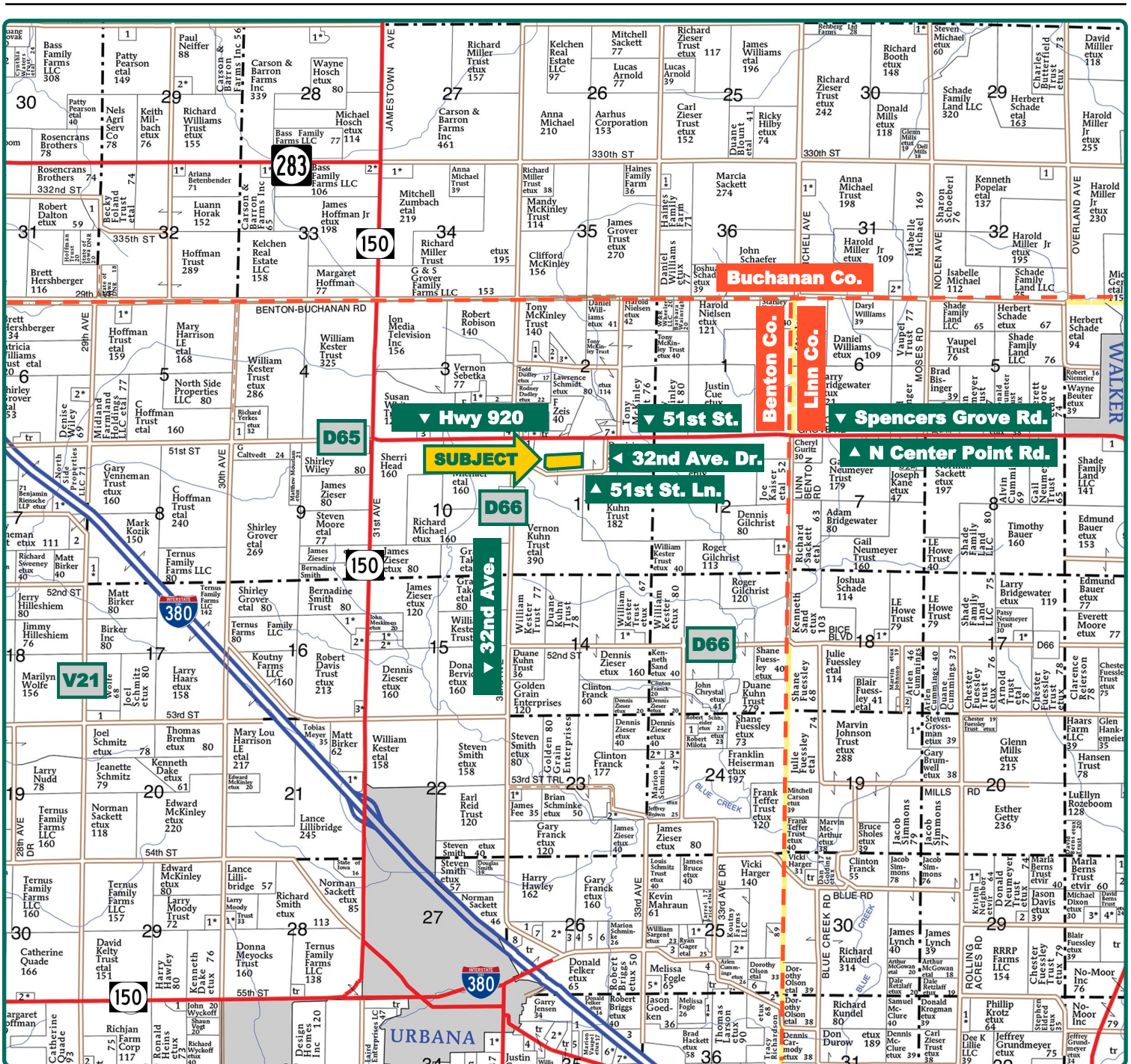


## Property *Key Features*

- Located 4 Miles West of Walker, Iowa
- 23.76 FSA/Eff. Crop Acres with an 85.21 CSR2
- Productive Benton County Farm

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
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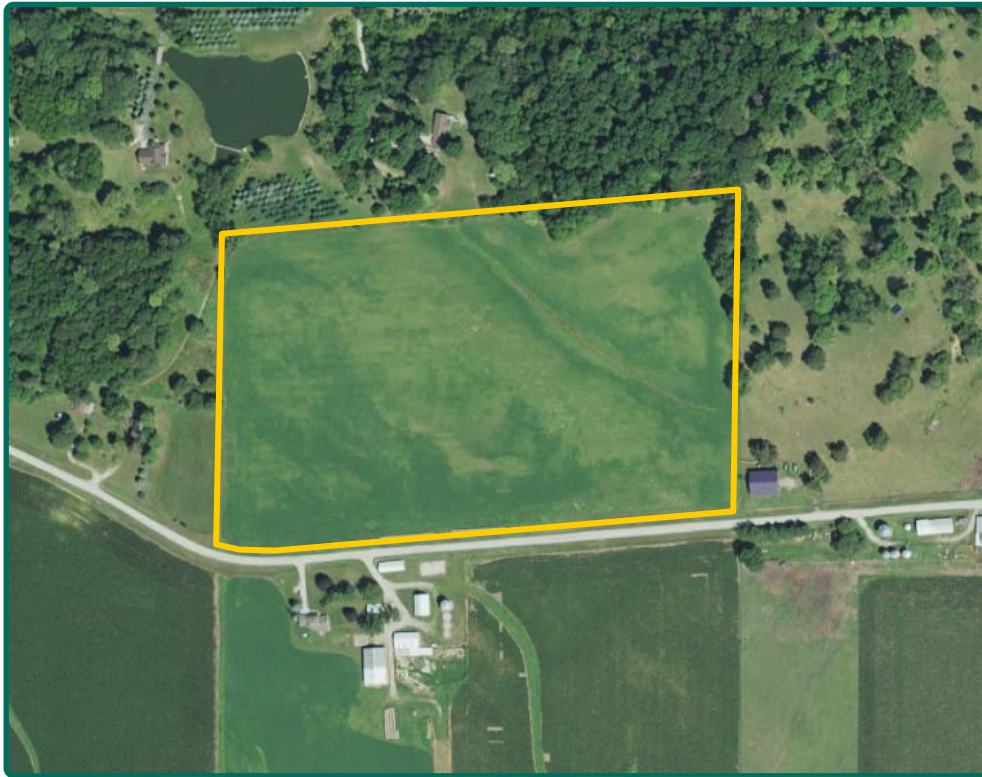
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**FSA/Eff. Crop Acres:** 23.76  
**Corn Base Acres:** 19.93\*  
**Bean Base Acres:** 2.66\*  
**Oats Base Acres:** 0.67\*  
**Soil Productivity:** 85.21 CSR2

*\*Acres are estimated.*

## Property Information

### 25.29 Acres

#### Location

**From Urbana—Intersection of I-380 and Hwy 150:** 2½ mile north on Hwy 150, 1 mile east on Hwy 920/51st St., ¼ mile south on 32nd Ave. and ½ mile east on 51st St. Ln.

**From Walker:** 2 miles west on N Center Point Rd./Spencers Grove Rd., 1¼ miles west on 51st St., ¼ mile south on 32nd Ave. Dr. and ¼ mile west on 51st St. Ln.

#### Legal Description

That part of the S½ of the NE¼ of the NW¼ located in Section 11, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa. Known as parcel F.

#### Price & Terms

- \$366,705.00
- \$14,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to the 2022 lease.

#### Real Estate Tax

Taxes Payable 2021 - 2022: \$1,029.00\*  
 Gross Acres: 25.29  
 Exempt ROW Acres: 1.01  
 Net Taxable Acres: 24.28  
 Tax per Net Taxable Acre: \$42.37\*  
 Tax Parcel ID #s: Part of 82002000

*\*This parcel has been recently surveyed and divided. Benton County Treasurer/Assessor will determine final tax figures.*

#### FSA Data

Part of Farm Number 6670, Tract 2227  
 FSA/Eff. Crop Acres: 23.76  
 Corn Base Acres: 19.93\*  
 Corn PLC Yield: 164 Bu.  
 Bean Base Acres: 2.66\*  
 Bean PLC Yield: 47 Bu.  
 Oats Base Acres: 0.67\*  
 Oats PLC Yield: 59

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

#### Soil Types/Productivity

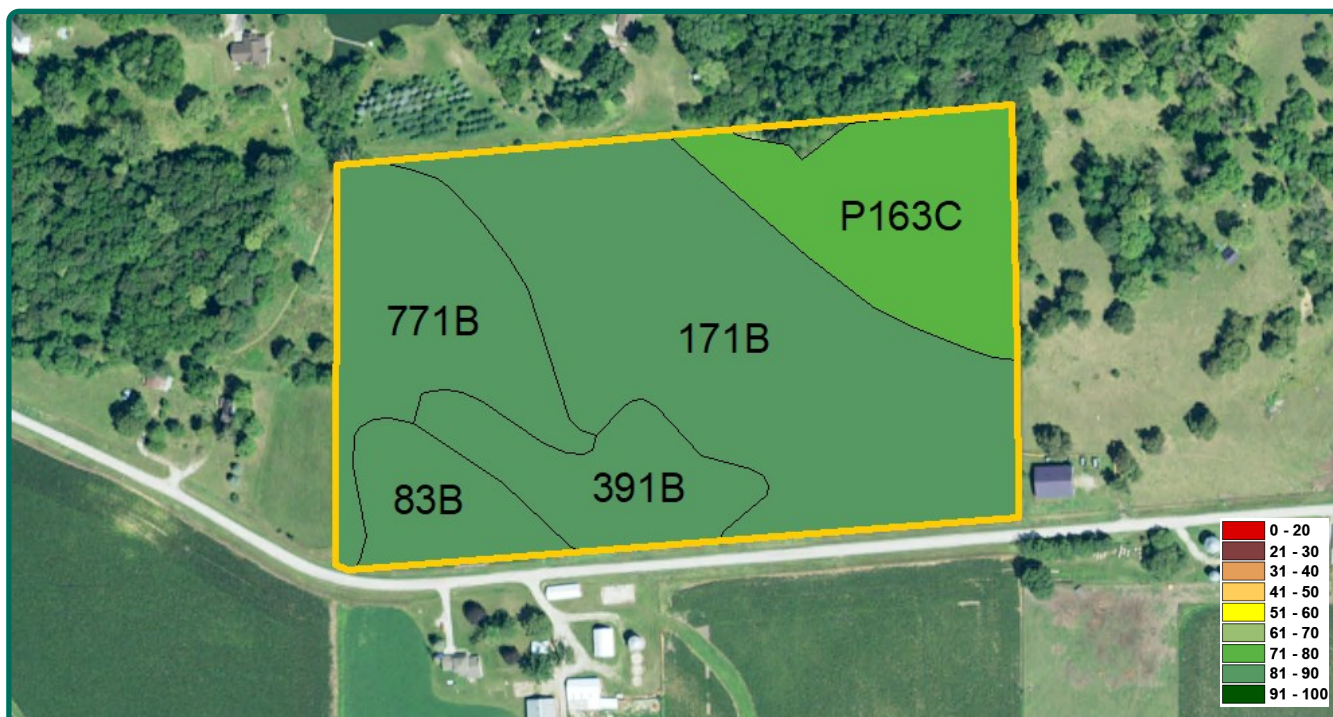
Primary soils are Bassett, Fayette and Waubeek. CSR2 on the FSA/Eff. crop acres is 85.21. See soil map for detail.

#### Land Description

Level to gently rolling.

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FSA/Eff. Crop Acres 23.76		Avg. CSR2 85.21			
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
171B	Bassett loam, 2 to 5 percent slopes	85	46.1%	Ile	10.95
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	78	18.0%	IIle	4.27
771B	Waubeek silt loam, 2 to 5 percent slopes	90	17.7%	Ile	4.20
391B	Clyde-Floyd complex, 1 to 4 percent slopes	87	10.8%	IIw	2.57
83B	Kenyon loam, 2 to 5 percent slopes	90	7.4%	Ile	1.76

## Drainage

Natural with some tile.

## Buildings/Improvements

None.

## Water & Well Information

None.

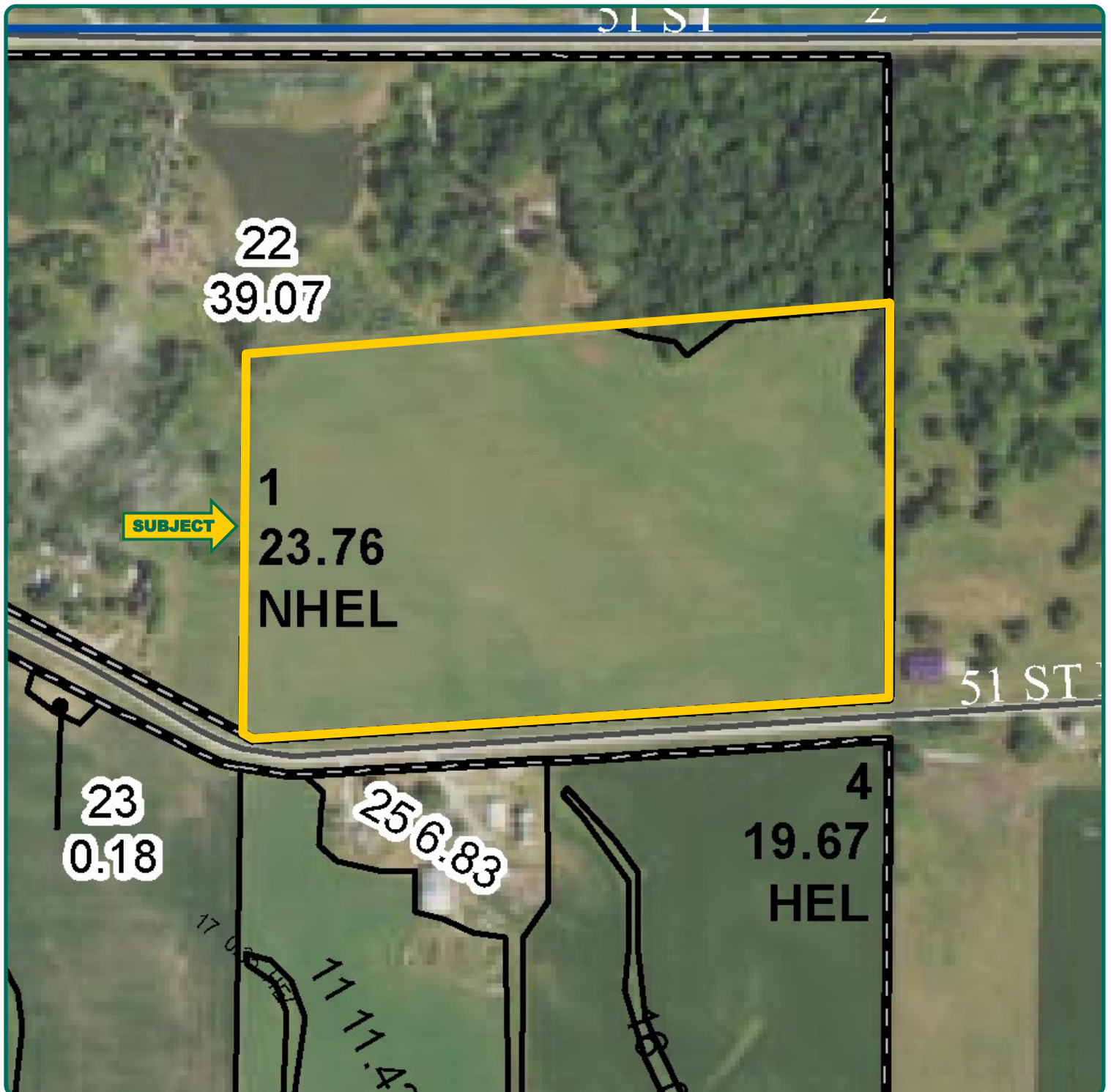
## Comments

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 available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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