

# Land For Sale

**ACREAGE:**

**38.33 Acres, m/l**

**LOCATION:**

**Benton County, IA**



## Property Key Features

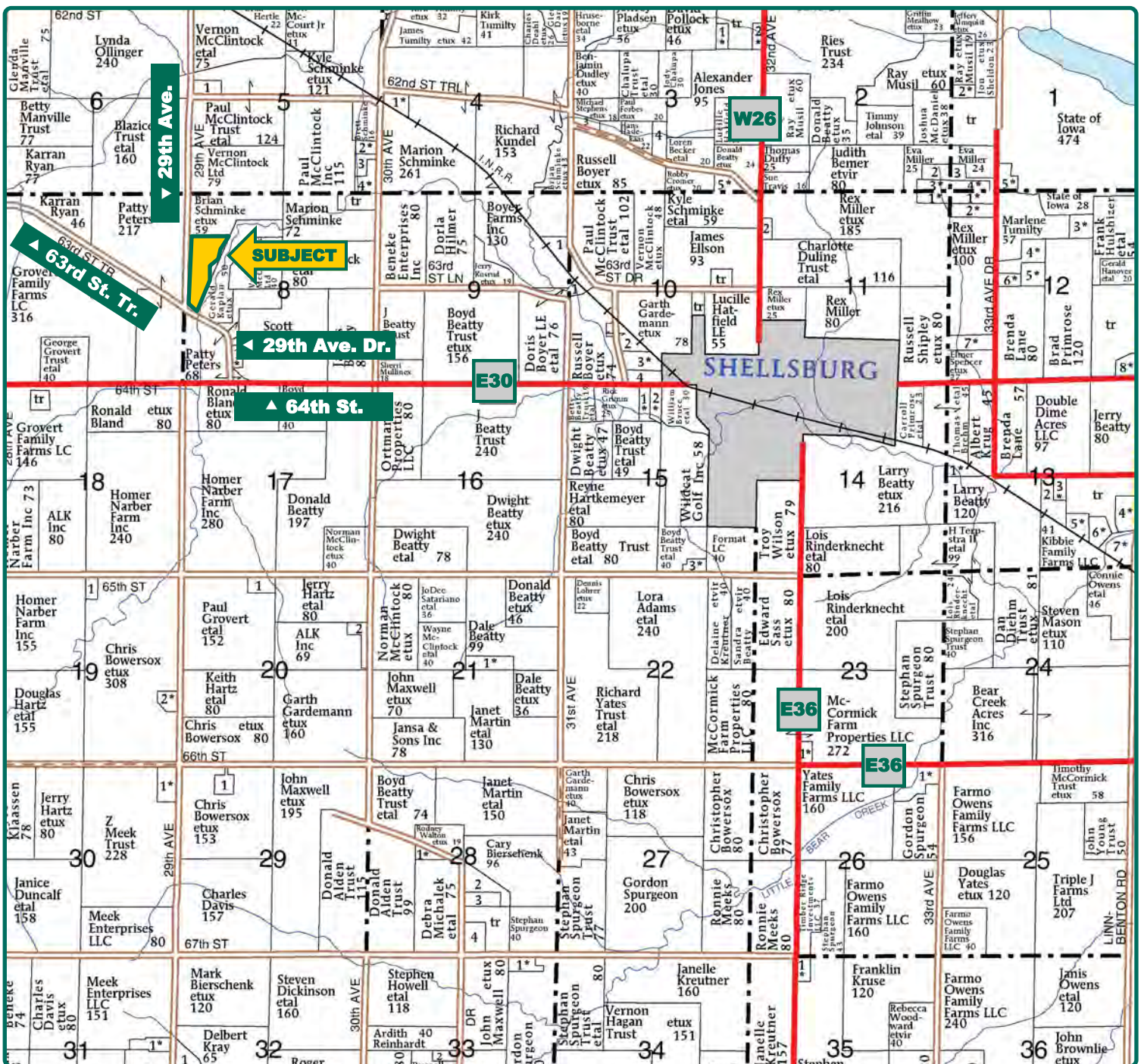
- Located 3½ Miles West of Shellsburg, Iowa
- 37.35 FSA/Eff. Crop Acres with a CSR2 of 73.50
- Great Add-On Farm in Benton County

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<b>FSA/Eff. Crop Acres:</b>	<b>37.35</b>
<b>Corn Base Acres:</b>	<b>30.00</b>
<b>Soil Productivity:</b>	<b>73.50 CSR2</b>

## Property Information

**38.33 Acres, m/l**

### Location

**From Shellsburg:** 2½ miles west on 64th St., then ½ mile north and west on 29th Ave. Dr., then north on 29th Ave. The farm is on the east side of the road.

### Legal Description

Parcel A in the W½ NW¼, NW¼ SW¼, Section 8, Township 84 North, Range 9 West of the 5th P.M., Benton Co., IA.

### Price & Terms

- \$415,000
- \$10,827.03/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

As negotiated, based on terms of existing lease.

### Real Estate Tax

Taxes Payable 2021-2022: \$1,232.00  
Net Taxable Acres: 38.33  
Tax per Net Taxable Acre: \$32.14

### Lease Status

Leased through the 2022 crop year.

### FSA Data

Farm Number 7016, Tract 8772  
FSA/Eff. Crop Acres: 37.35  
Corn Base Acres: 30.00  
Corn PLC Yield: 126 Bu.

### Soil Types/Productivity

Primary soil type is Colo silty clay loam. CSR2 on the FSA/Eff. crop acres is 73.50. 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

Nearly level to moderately sloping.

### Drainage

Natural with some tile. No maps available.

### Water & Well Information

None.

### Comments

This is a highly tillable farm with a well-maintained fence. Great add-on farm!

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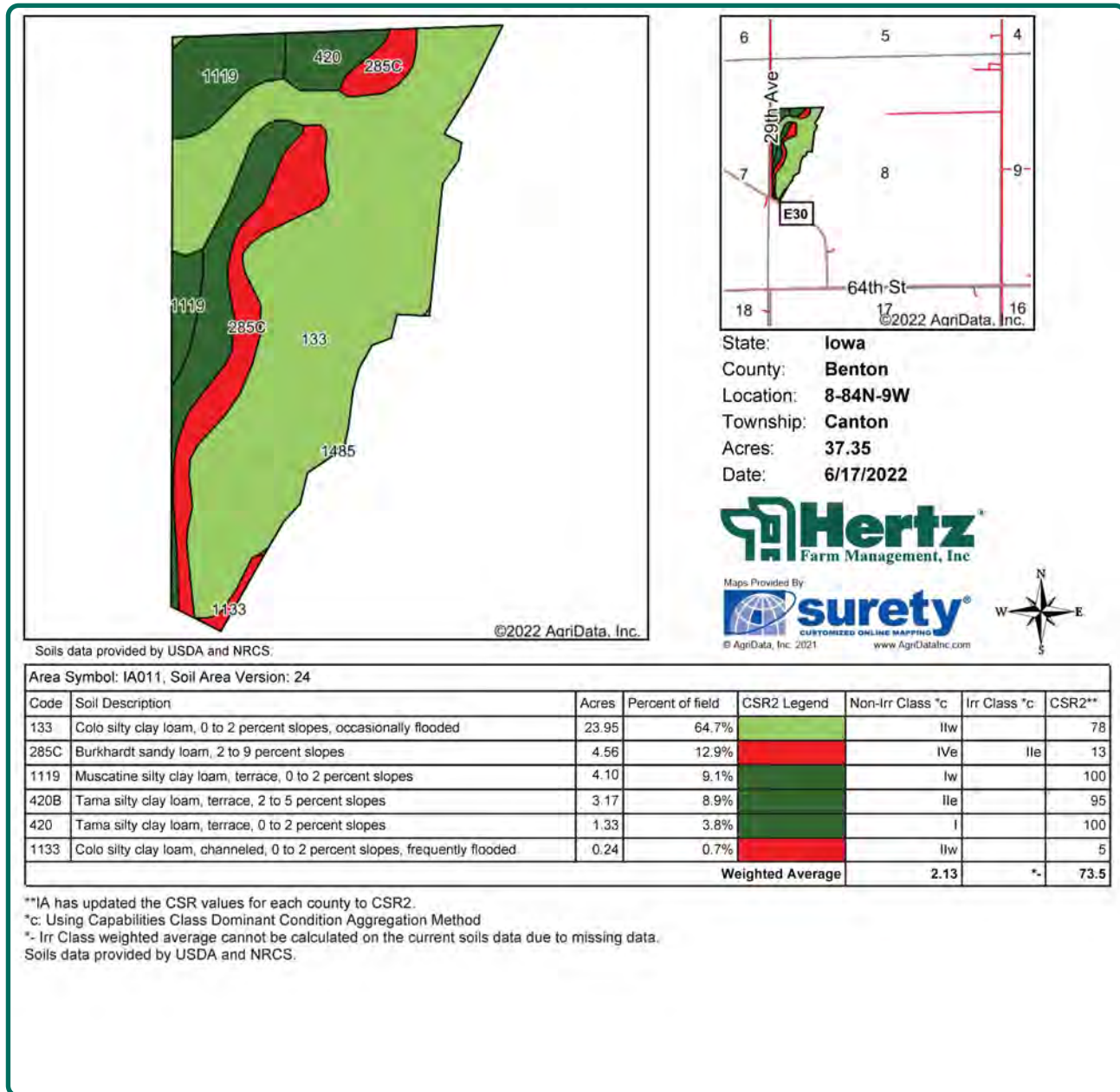
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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Looking Northeast



Looking Southeast



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Looking Southwest



Looking North



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