

Land For Sale

ACREAGE:

38.09 Acres, m/l

LOCATION:

Benton County, IA



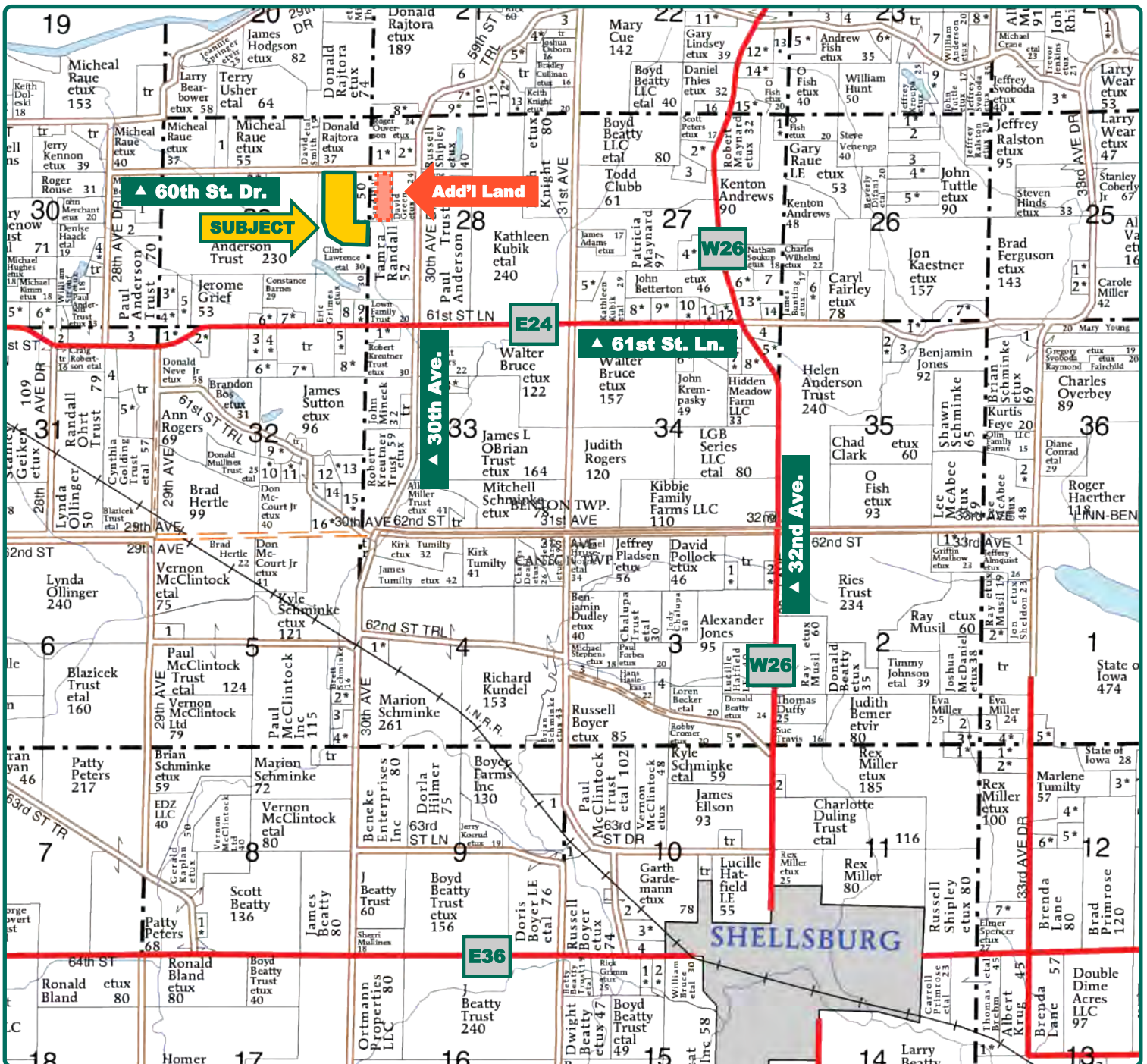
Property Key Features

- Located 4³/₄ Miles from Shellsburg, Iowa
- Opportunity for a Potential Building Site
- Established Timber and Wooded Views

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Potential Crop Acres: 23.89*

Soil Productivity: 81.50 CSR2

**Acres are estimated.*

Property Information

38.09 Acres, m/l

Location

From Shellsburg: 3 mile north on 32nd Ave., 1½ miles west on 61st St. Ln., ¾ mile north on 30th Ave., ½ mile west on 60th St. Dr. The property is located on the south side of the road.

Legal Description

The SE¼ of the NE¼ and the NE¼ of the SE¼, except Parcel A and further excepting Parcel B per Survey recorded in Book 05, Page 6298; all located in Section 29, Township 85 North, Range 9 West of the 5th P.M. Benton County, Iowa, except Parcel A and further. Updated abstract to govern.

Price & Terms

- \$485,647.50
- \$12,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2022-2023: \$1,140.00
Net Taxable Acres: 38.09
Tax per Net Taxable Acre: \$29.92
Tax Parcel ID #: 27004401

FSA Data

This farm is not currently enrolled in the farm program, but has potential for an estimated 23.89 crop acres.

Soil Types/Productivity

Primary soils are Schley and Clyde. CSR2 on the est. potential crop acres is 81.50. See soil map for detail.

Land Description

Flat to gently rolling.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a potential building site in Benton County.

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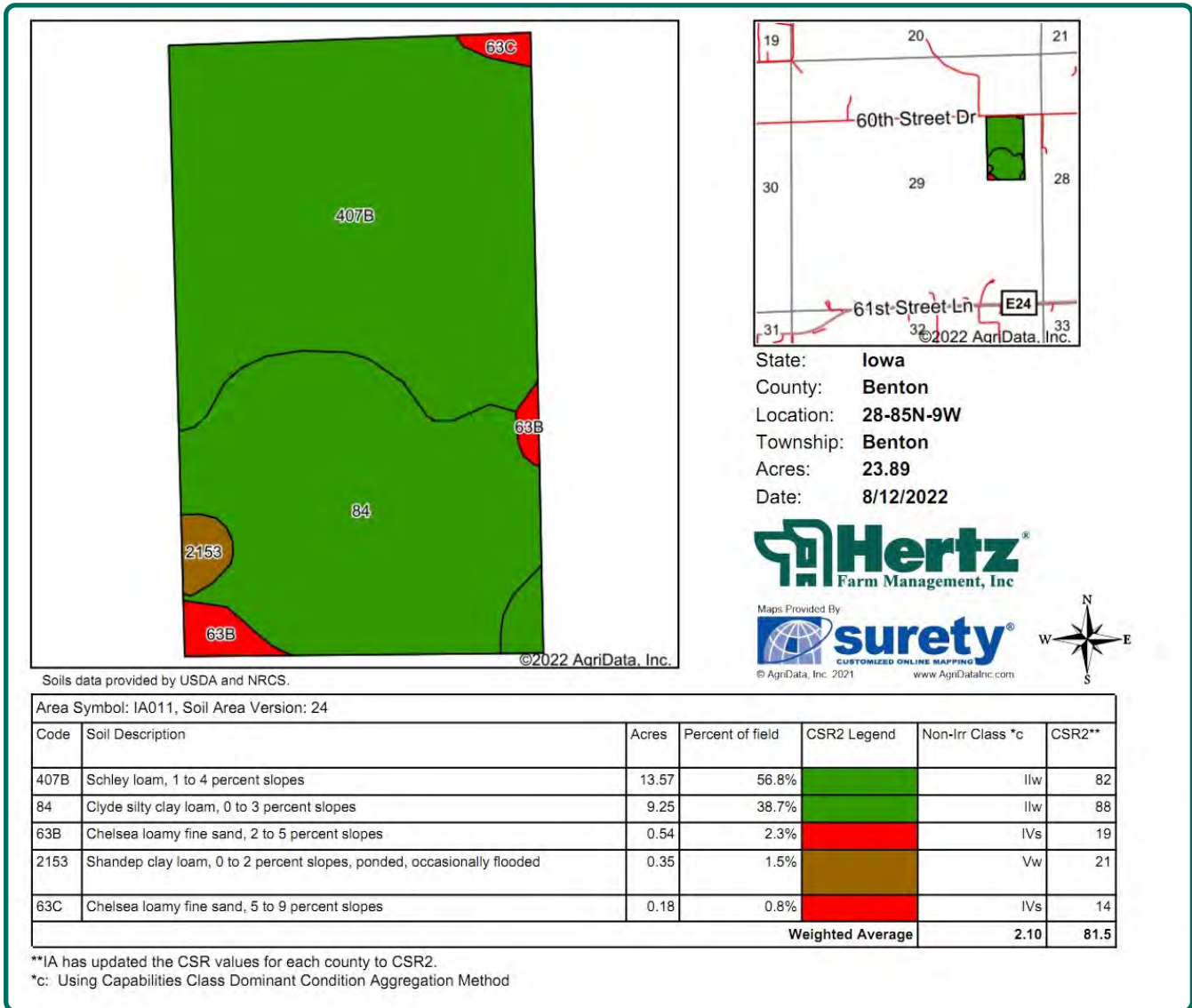
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Additional Land for Sale

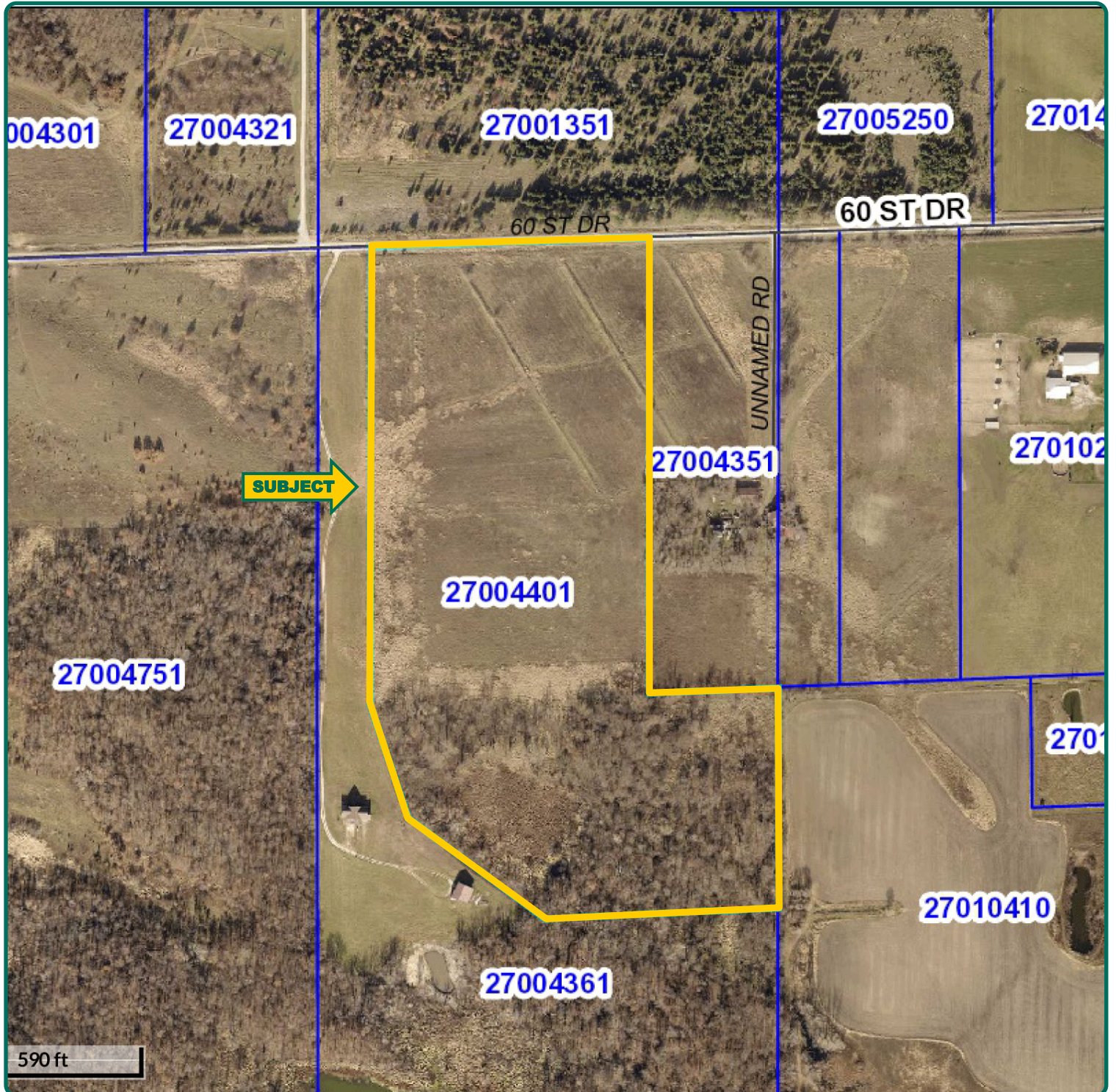
Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Photo.

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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