

Land For Sale

ACREAGE:

75.05 Acres, m/l

LOCATION:

Benton County, IA



Property *Key Features*

- Located 2 Miles East of Garrison, Iowa
- 64.75 FSA/Eff. Crop Acres with an 85.00 CSR2
- A Productive Farm on a Hard-Surfaced Road

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FSA/Eff. Crop Acres:	64.75
Corn Base Acres:	32.44
Bean Base Acres:	32.31
Soil Productivity:	85.00 CSR2

Property Information

75.05 Acres, m/l

Location

From Garrison: ¼ mile south on Hwy 198 and 1¾ miles east on 61st St. The property is on the north side of the road.

From Vinton—Intersection of Hwy 218 and 61st St.: 4 miles west on 61st St.

Legal Description

The E½ of the SE¼, except Parcel A, of Section 27, Township 85 North, Range 11 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$1,046,947.50
- \$13,950/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 2022-2023: \$2,846.00
Net Taxable Acres: 75.05
Tax per Net Taxable Acre: \$37.92
Tax Parcel ID #: 69012000

FSA Data

Farm Number 8560, Tract 11833
FSA/Eff. Crop Acres: 64.75
Corn Base Acres: 32.44
Corn PLC Yield: 182 Bu.
Bean Base Acres: 32.31
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Colo, Dinsdale and Ely.
CSR2 on the FSA/Eff. crop acres is 85.00.
See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Benton County farm with an 85.00 CSR2 located on a hard-surfaced road.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **27-85N-11W**
Township: **Jackson**
Acres: **64.75**
Date: **10/11/2022**



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	32.32	49.9%		IIw	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.57	30.2%		IIe	94
428B	Ely silty clay loam, 2 to 5 percent slopes	7.61	11.8%		IIe	88
11B	Colo-Ely complex, 0 to 5 percent slopes	2.64	4.1%		IIw	86
120B	Tama silty clay loam, 2 to 5 percent slopes	2.61	4.0%		IIe	95
Weighted Average					2.00	85

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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