

# **Land For Sale**

ACREAGE:

**LOCATION:** 

75.05 Acres, m/l

**Benton County, IA** 



### **Property** Key Features

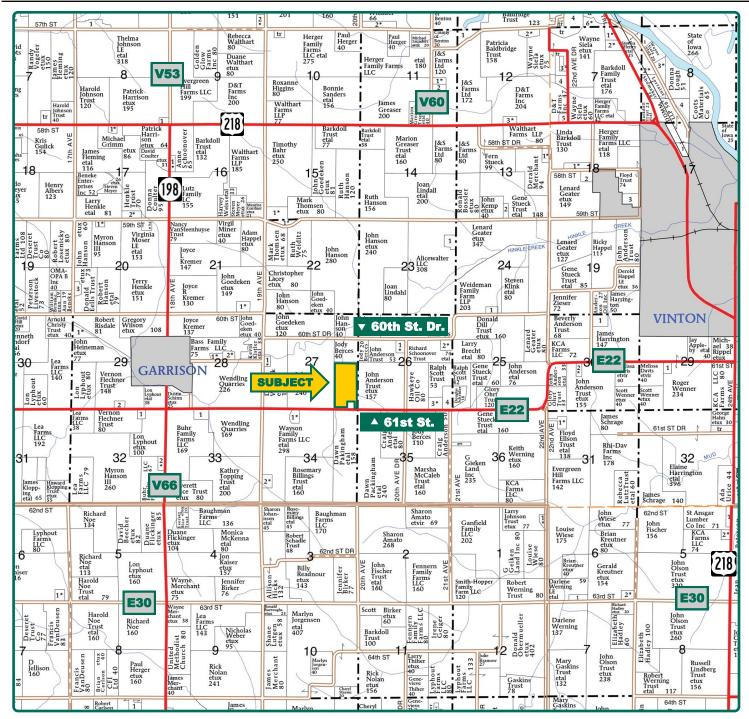
- Located 2 Miles East of Garrison, Iowa
- 64.75 FSA/Eff. Crop Acres with an 85.00 CSR2
- A Productive Farm on a Hard-Surfaced Road

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



## **Plat Map**

Jackson Township, Benton County, IA



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## **Aerial Photo**

75.05 Acres, m/l



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:** ½ 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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## Soil Map

64.75 FSA/Eff. Crop Acres



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.

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



# **FSA Map**

64.75 FSA/Eff. Crop Acres



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# **Assessor's Map**

75.05 Acres, m/l

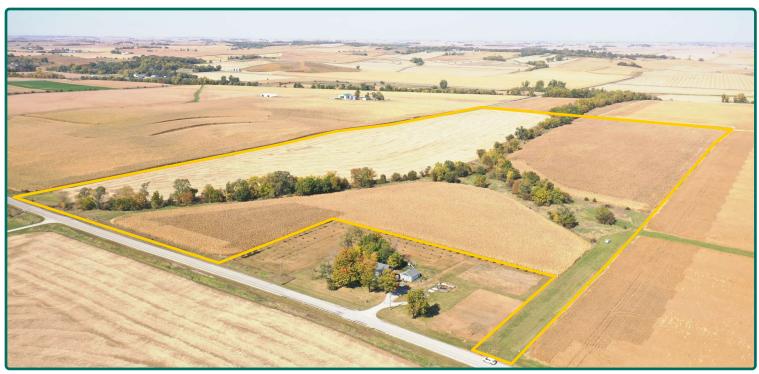


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# **Property Photos**





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