

Land For Sale

ACREAGE:

191.00 Acres, m/l

LOCATION:

Benton County, IA

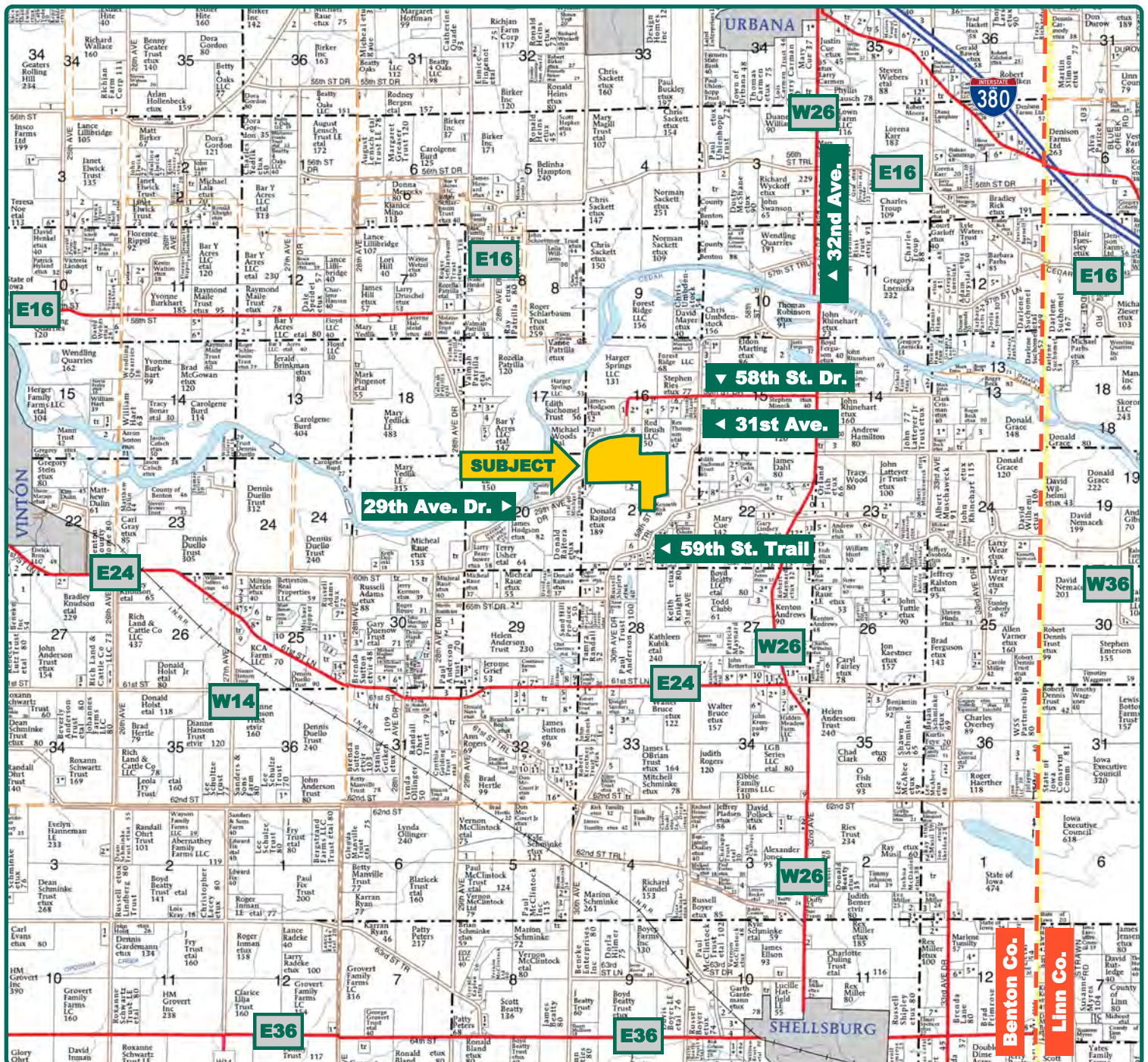


Property Key Features

- **4 Miles South of Urbana, Iowa**
- **51.91 FSA/Eff. Crop Acres with a 65.90 CSR2**
- **Beautiful, Recreational Farm with a Mixture of Timber, Pond and Cropland**

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FSA/Eff. Crop Acres: 51.91
Corn Base Acres: 25.42*
Soil Productivity: 65.90 CSR2

**Acres are estimated.*

Property Information

191.00 Acres, m/l

Location

From Urbana: 3½ miles south on 32nd Ave., 1½ miles west on 58th St. Dr. and ¼ mile south on 29th Ave. Dr.

From Shellsburg: 5½ miles north on 32nd Ave., 1½ miles west on 58th St. Dr. and ¼ mile south on 29th Ave. Dr.

Legal Description

That part of the S½ of the SW¼ of Section 16 lying south of the road, that part of the N½ of the NW¼ and that part of the NE¼ of Section 21; all located in Township 85 North, Range 9 West of the 5th P.M., Benton County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,327,450.00
- \$6,950/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: \$3,263.00*
 Gross Acres: 191.00
 Forest Reserve Acres: 131.00*
 Net Taxable Acres: 60.00*
 Tax per Net Taxable Acre: \$54.39*
 Tax Parcel ID #s: part of 27020350 and 27020850

**Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 43, Tract 3527
 FSA/Eff. Crop Acres: 51.91
 Corn Base Acres: 25.42*
 Corn PLC Yield: 138 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

The primary soil type is Fayette. CSR2 on the FSA/Eff. crop acres is 65.90. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

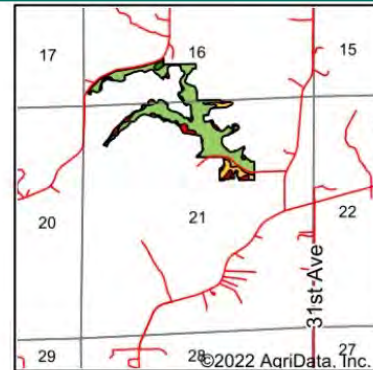
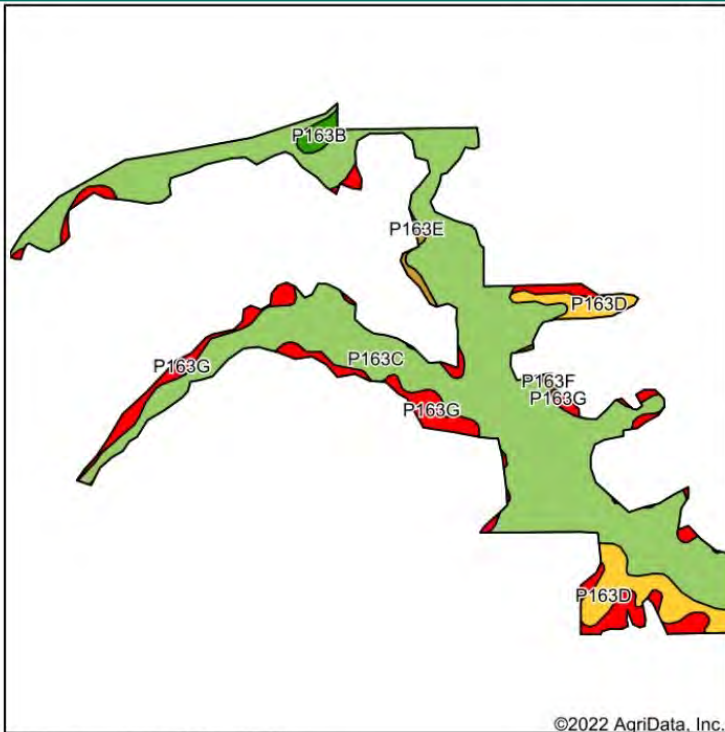
Natural.

Buildings/Improvements

None.

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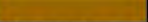
State: Iowa
County: Benton
Location: 21-85N-9W
Township: Benton
Acres: 51.91
Date: 11/14/2022



Soils data provided by USDA and NRCS.

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Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	39.81	76.7%		IIIe	78
P163G	Fayette silt loam, paha, 25 to 40 percent slopes	6.74	13.0%		VIIe	5
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	4.24	8.2%		IIIe	50
P163B	Fayette silt loam, paha, 2 to 5 percent slopes	0.63	1.2%		IIe	83
P163E	Fayette silt loam, paha, 14 to 18 percent slopes	0.36	0.7%		IVe	38
P163F	Fayette silt loam, paha, 18 to 25 percent slopes	0.13	0.3%		VIe	22
Weighted Average					3.52	65.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

There are two older wells on this property. The status of these wells is unknown. There is a pond located in the southwest portion of the farm.

Easement

There is an access easement in the southeast portion of the farm from the east. This easement continues through the property providing access to the adjoining land southwest of this property.

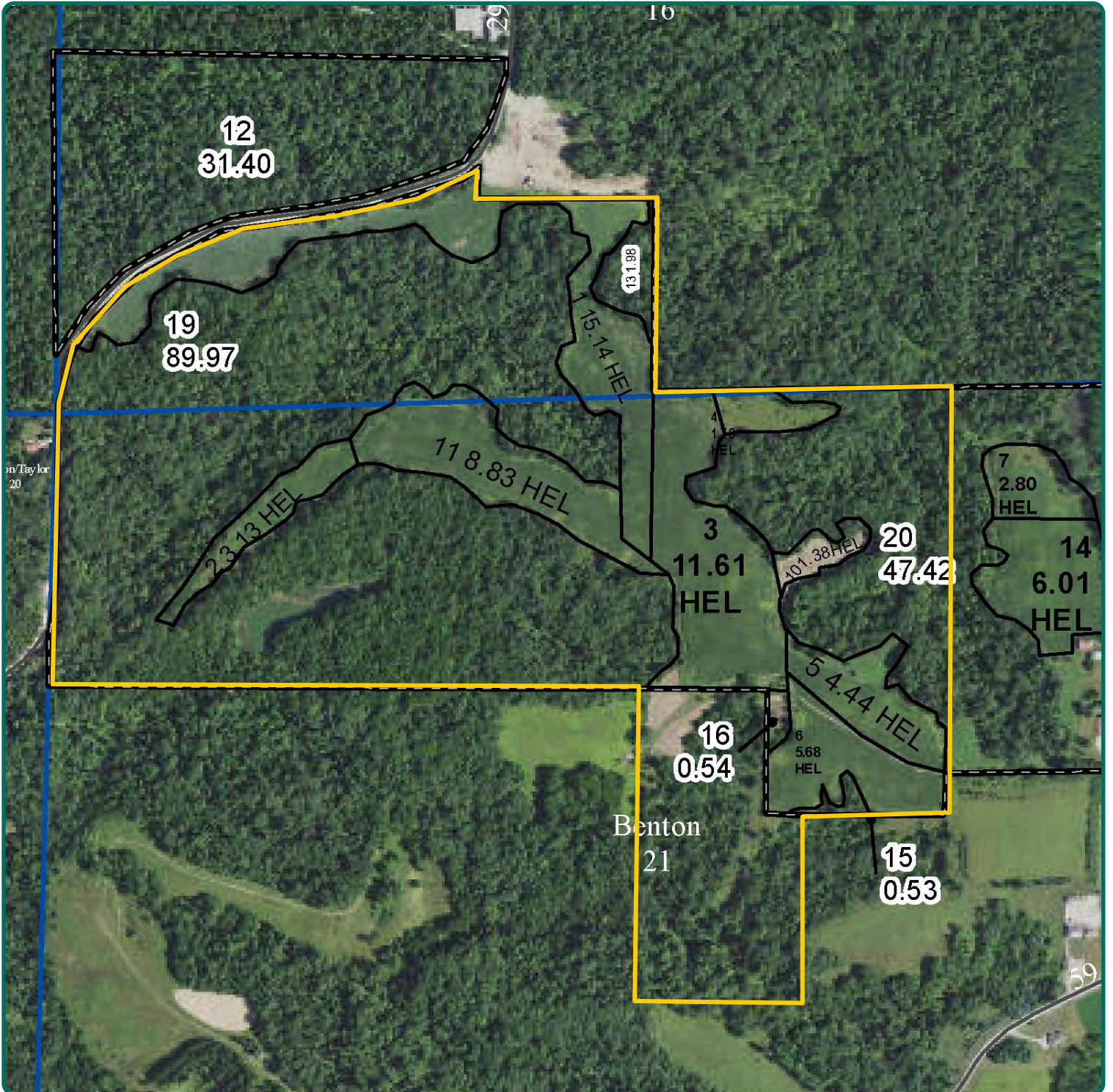
Comments

Beautiful, recreational property located close to the Cedar River with easy access to Interstate 380. It includes a mixture of cropland, pond and timber. An abundance of wildlife and recreational opportunities with attractive potential building sites.

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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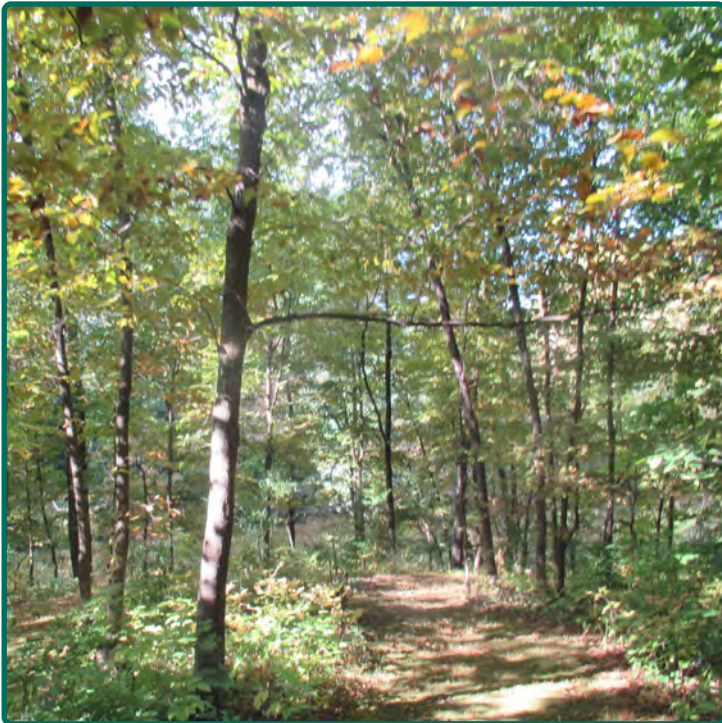
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