

# Land For Sale

**ACREAGE:**

**52.37 Acres, m/l**

**LOCATION:**

**Benton County, IA**



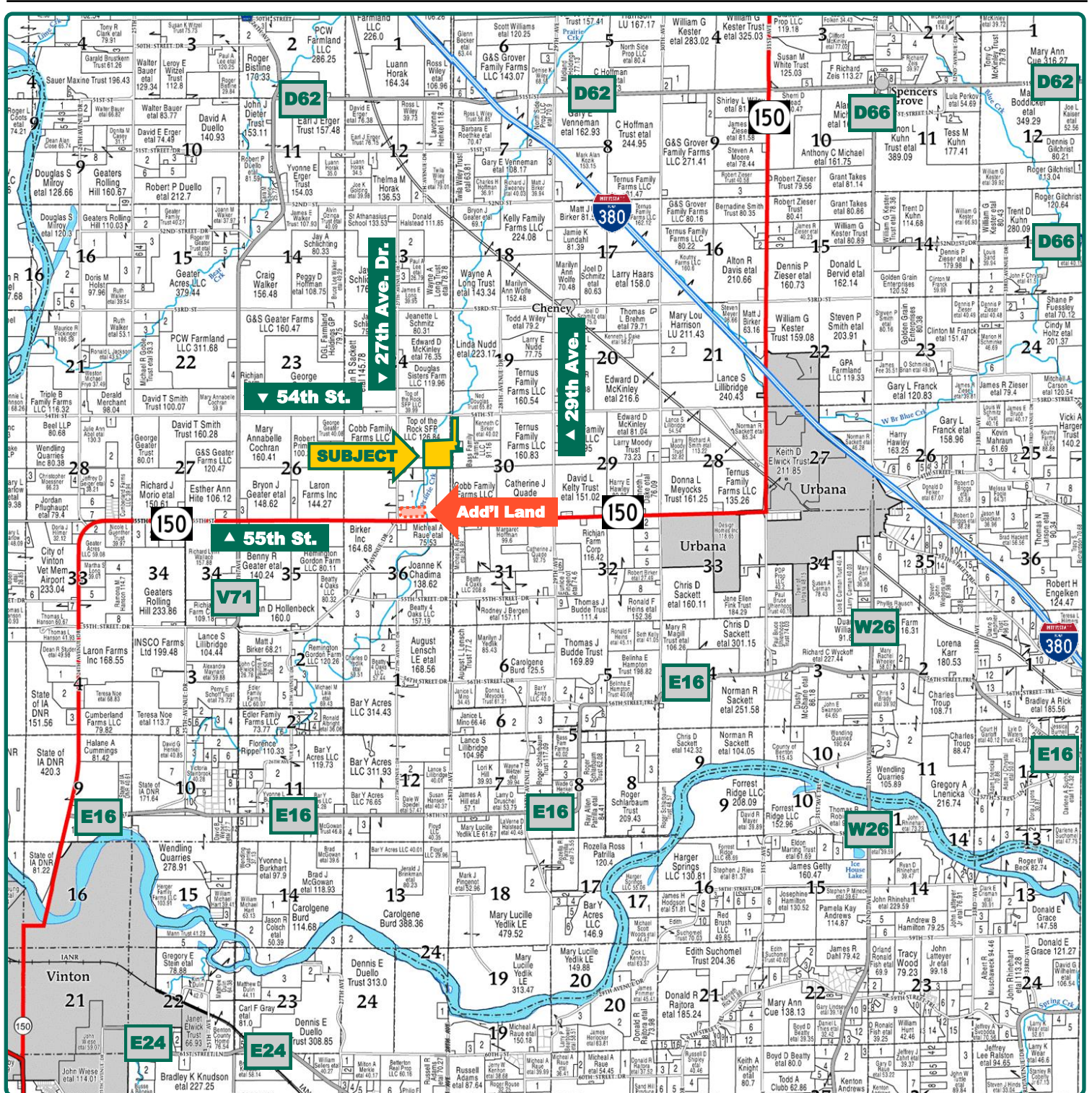
## Property *Key Features*

- Located 3 Miles West of Urbana, Iowa
- 16.21 FSA/Eff. Crop Acres with a 68.50 CSR2 and Balance in Timber/Pasture
- Picturesque, Potential Building Site Close to I-380

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

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





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<b>FSA/Eff. Crop Acres:</b>	<b>16.21</b>
<b>Oats Base Acres:</b>	<b>0.26*</b>
<b>Corn Base Acres:</b>	<b>9.95*</b>
<b>Grain Sorghum Base Acres:</b>	<b>0.02*</b>
<b>Bean Base Acres:</b>	<b>1.23*</b>
<b>Soil Productivity:</b>	<b>68.50 CSR2</b>

*\*Acres are estimated.*

## Property Information

### 52.37 Acres, m/l

#### Location

**From Urbana:** 1 mile west on Hwy 150/ 55th St. and 1 mile north on 29th Ave and 1 mile west on 54th St. The property is on the south side of the road.

#### Legal Description

The SE¼ of the NE¼ of Section 25, Township 86 North, Range 10 West of the 5th P.M. Parcel "B" in the SW¼ of the NW¼, Excluding Parcel "C" and the W 267.25' of the NW¼ of the NW¼ of Section 30, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa. Updated abstract to govern.

#### Price & Terms

##### PRICE REDUCED!

- ~~\$366,590.00~~ \$340,405.00
- ~~\$7,000/acre~~ \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2023 lease.

#### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,810.00\*  
Gross Acres: 52.37  
Net Taxable Acres: 52.17  
Tax Parcel ID #s: 83039860 & part of 58118500

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

#### FSA Data

Part of Farm 9331, Tract 12686  
FSA/Eff. Crop Acres: 16.21  
Oats Base Acres: 0.26\*  
Oats PLC Yield: 59 Bu.  
Corn Base Acres: 9.95\*  
Corn PLC Yield: 168 Bu.  
Grain Sorghum Acres: 0.02\*  
Grain Sorghum PLC Yield: 67 Bu.  
Bean Base Acres: 1.23\*  
Bean PLC Yield: 53 Bu.

*\*Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

#### Soil Types/Productivity

Primary soils are Clyde-Floyd, Waukee and Flagler. CSR2 on the FSA/Eff. crop acres is 68.50. See soil map for detail.

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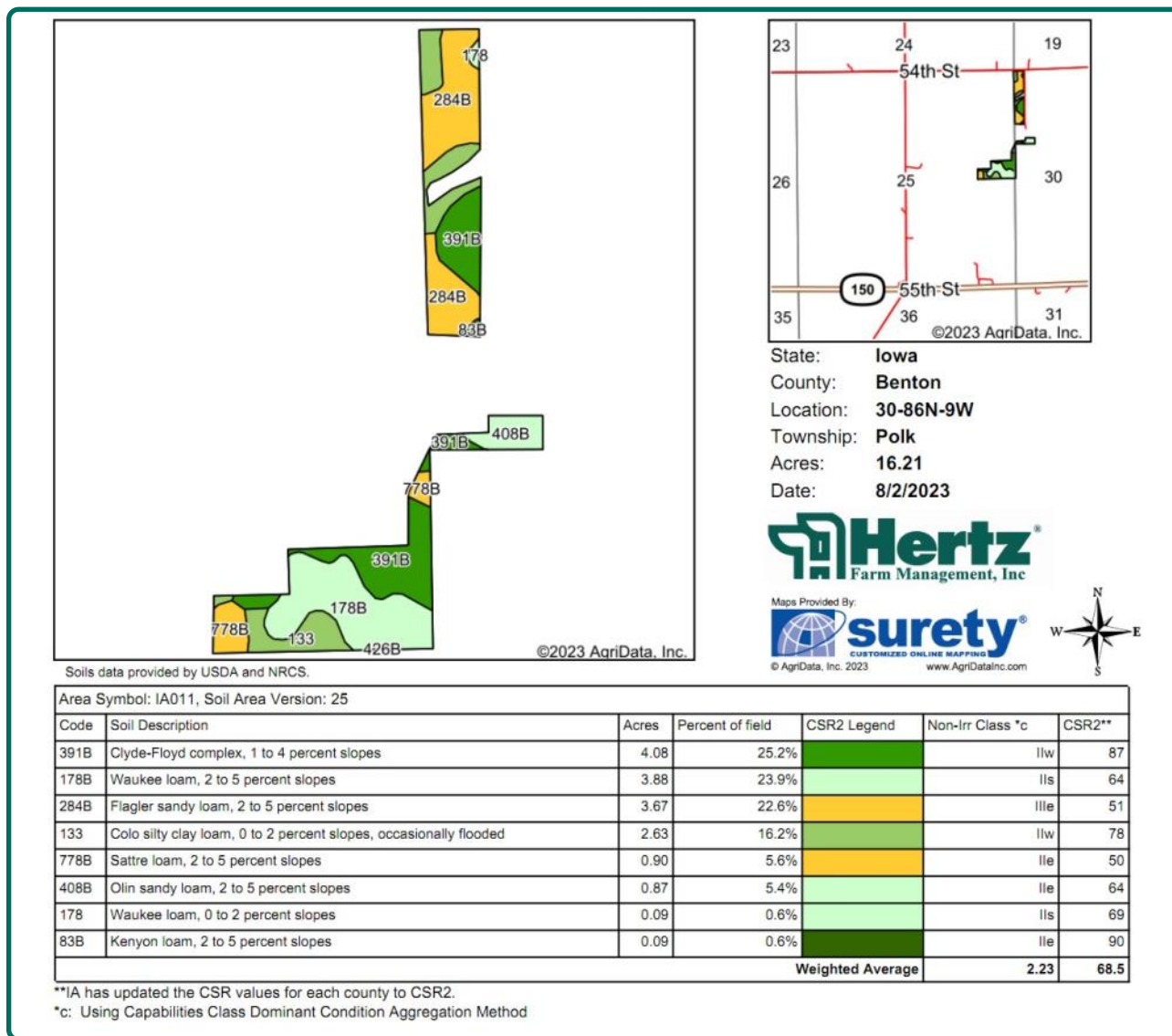
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## Land Description

Topography is gently rolling

## Drainage

Drainage is natural.

## Buildings/Improvements

There are some older outbuildings on the property: a concrete silo, a loafing house, a milk house and a wire corn crib.

## Water & Well Information

None.

## Easement

There are two adjoining land owners that have an easement for use of the existing lane.

## Comments

This an attractive timber/pasture farm located west of Urbana, Iowa. It includes a mixture of well-maintained pasture and mature timber which will provide excellent hunting opportunities.

## Additional Land for Sale

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

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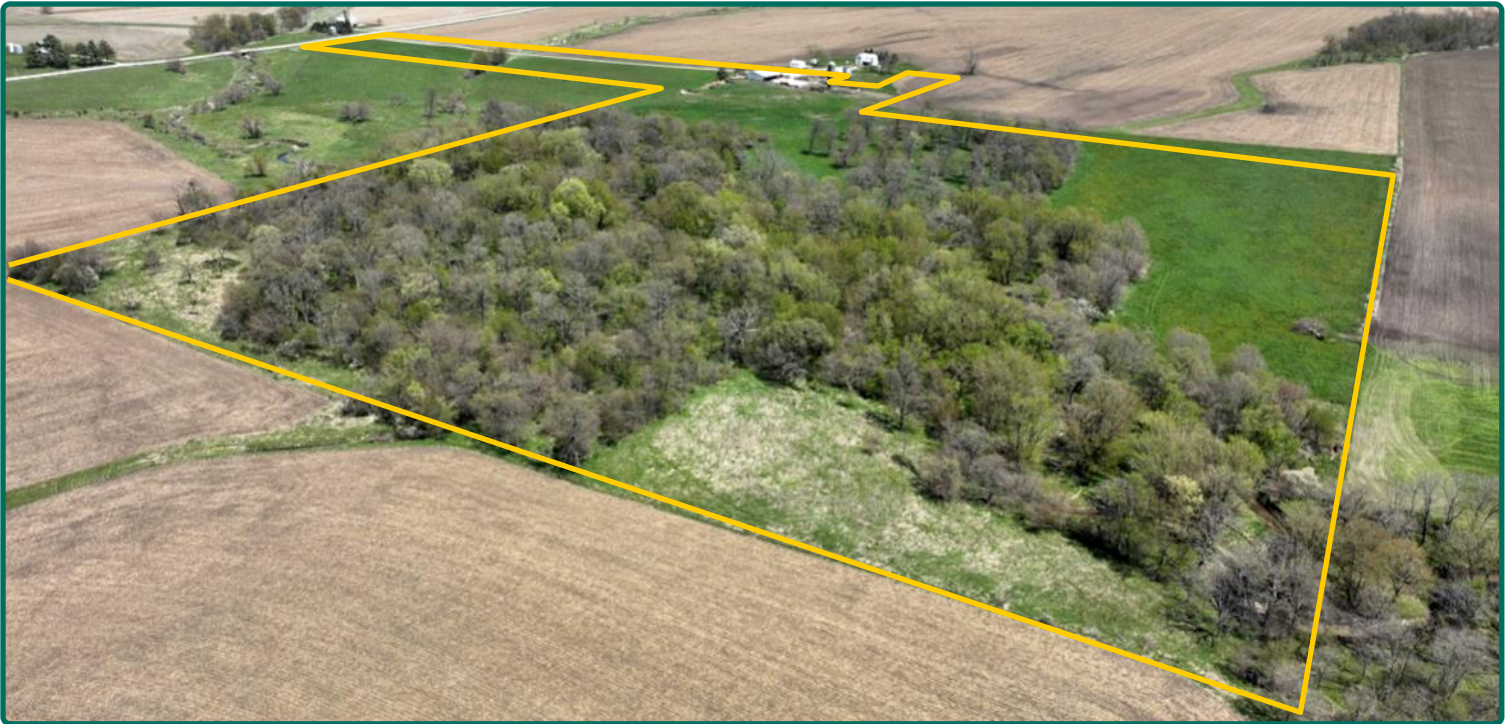


*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

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# Additional Land Aerial Photo



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