

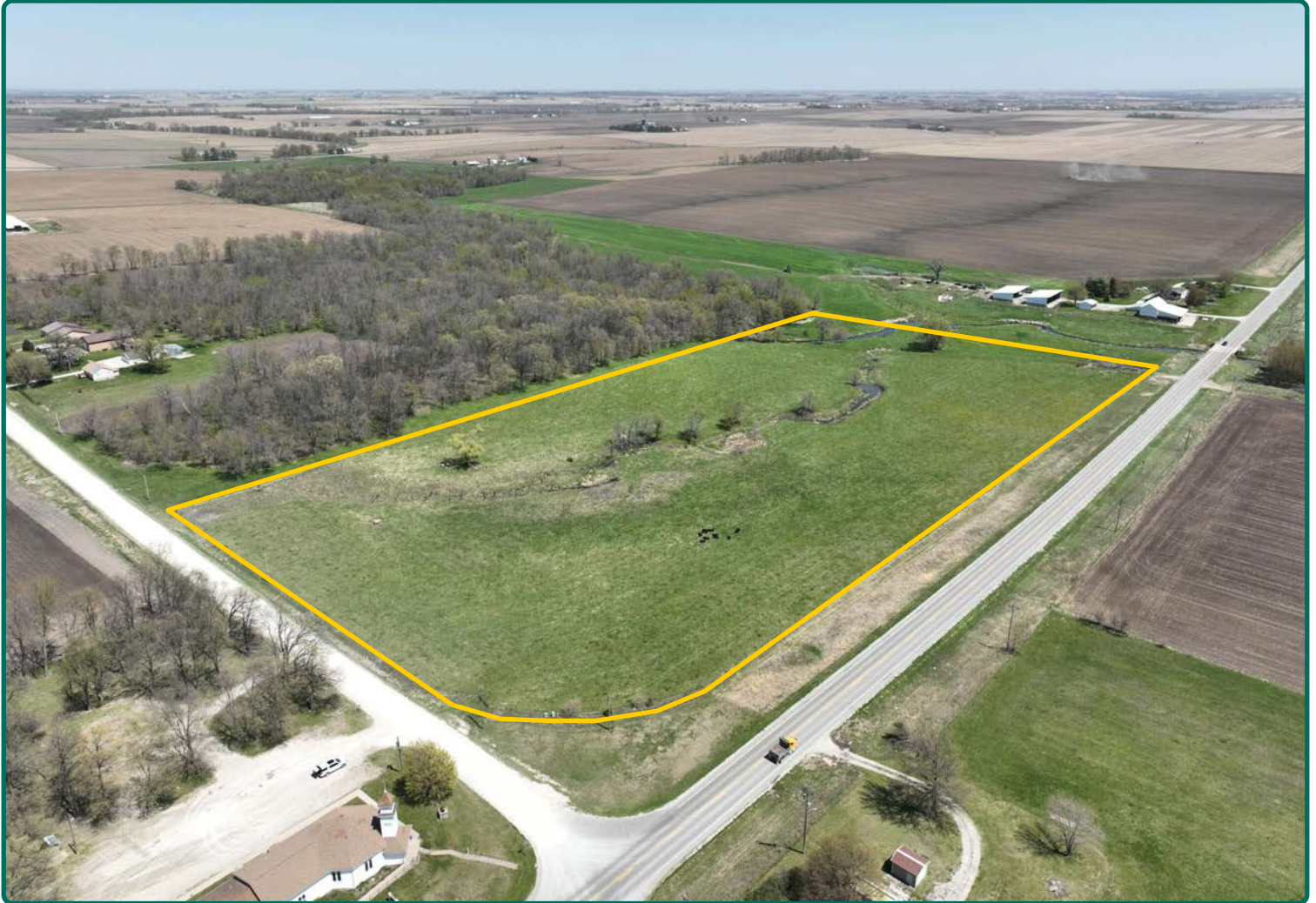
Land For Sale

ACREAGE:

18.00 Acres, m/l

LOCATION:

Benton County, IA

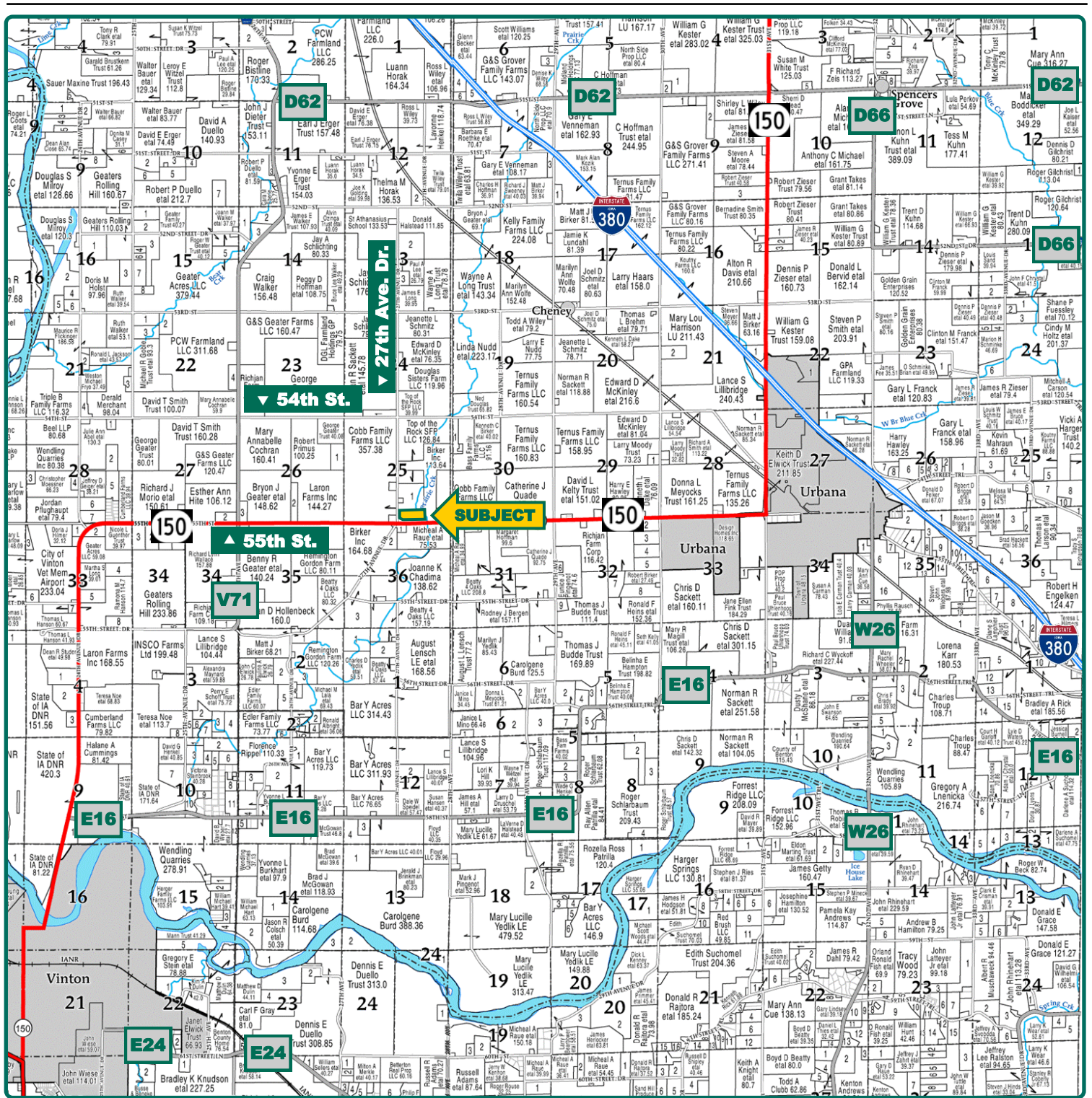


Property Key Features

- Located 2 Miles West of Urbana, Iowa
- Attractive Pasture Includes 14.26 FSA/Eff. Crop Acres with a 58.50 CSR2
- Desirable Building Site Along a Hard-Surfaced Road

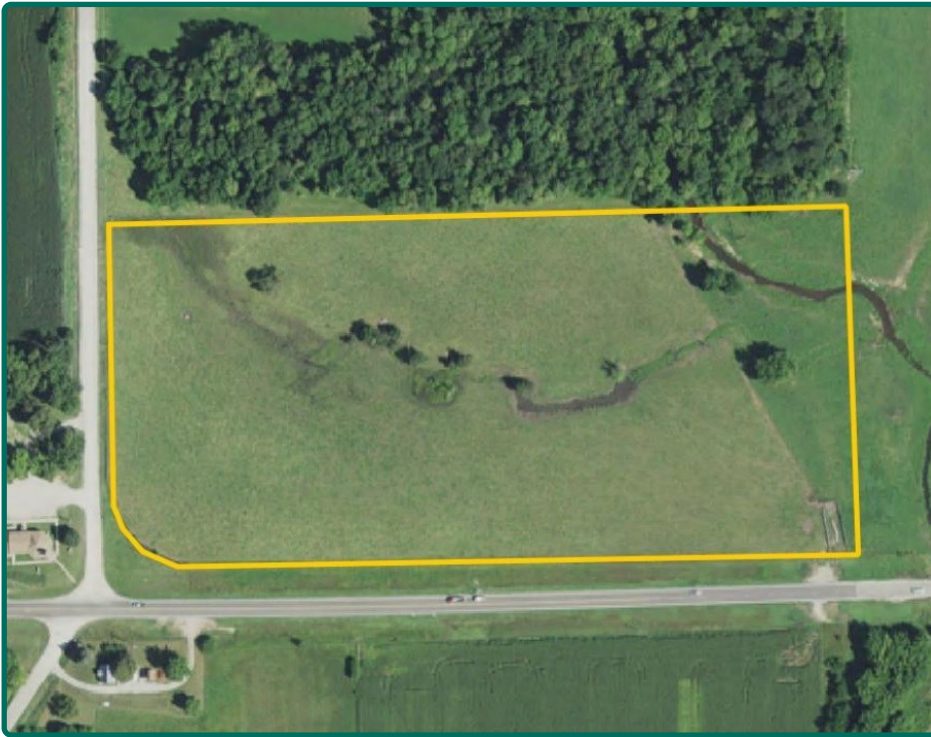
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FSA/Eff. Crop Acres:	14.26
Oats Base Acres:	0.23*
Corn Base Acres:	8.75*
Grain Sorghum Base Acres:	0.02*
Bean Base Acres:	1.08*
Soil Productivity:	58.50 CSR2

**Acres are estimated.*

Property Information

18.00 Acres, m/l

Location

From Urbana: 2¼ mile west on Hwy 150/55th St. The property is on the north side of the road.

Legal Description

The S½ of the SW¼ of the SE¼ Section 25, Township 86 North, Range 10 West of the 5th P.M., Benton County, Iowa.
Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$225,000.00~~ \$207,000.00
- ~~\$12,500/acre~~ \$11,500/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: \$567.00*
Net Taxable Acres: 18.00
Tax per Net Taxable Acre: \$31.50*
Tax Parcel ID #: Part of 58118500
**Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures.*

FSA Data

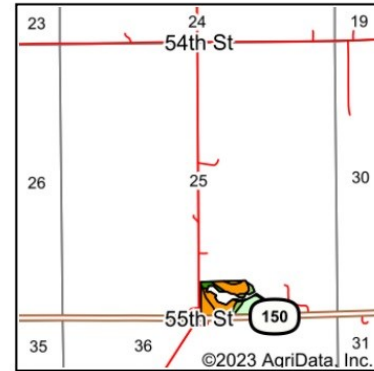
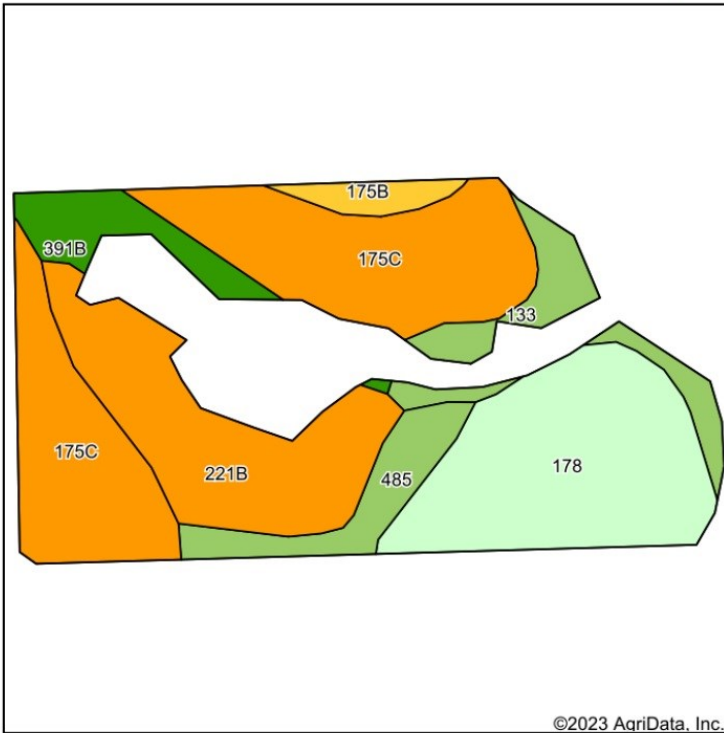
Part of Farm 9331, Tract 12686
FSA/Eff. Crop Acres: 14.26
Oats Base Acres: 0.23*
Oats PLC Yield: 59 Bu.
Corn Base Acres: 8.75*
Corn PLC Yield: 168 Bu.
Grain Sorghum Acres: 0.02*
Grain Sorghum PLC Yield: 67 Bu.
Bean Base Acres: 1.08*
Bean PLC Yield: 53 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Dickinson, Waukee and Klossner. CSR2 on the FSA/Eff. crop acres is 58.50. See soil map for detail.

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State: **Iowa**
 County: **Benton**
 Location: **25-86N-10W**
 Township: **Harrison**
 Acres: **14.26**
 Date: **8/2/2023**



Maps Provided By:


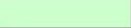





 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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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**
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	4.84	33.9%		IIIe	45
178	Waukee loam, 0 to 2 percent slopes	3.49	24.5%		IIIs	69
221B	Klossner muck, 1 to 4 percent slopes	2.79	19.6%		IIIw	48
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.09	7.6%		IIw	78
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	0.90	6.3%		IIw	76
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.82	5.8%		IIw	87
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.33	2.3%		IIIe	50
Weighted Average					2.56	58.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Land Description

Topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an attractive building site located on a hard-surfaced road west of Urbana. We encourage potential buyers to visit with Benton County Planning & Zoning to determine the building site potential.

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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