

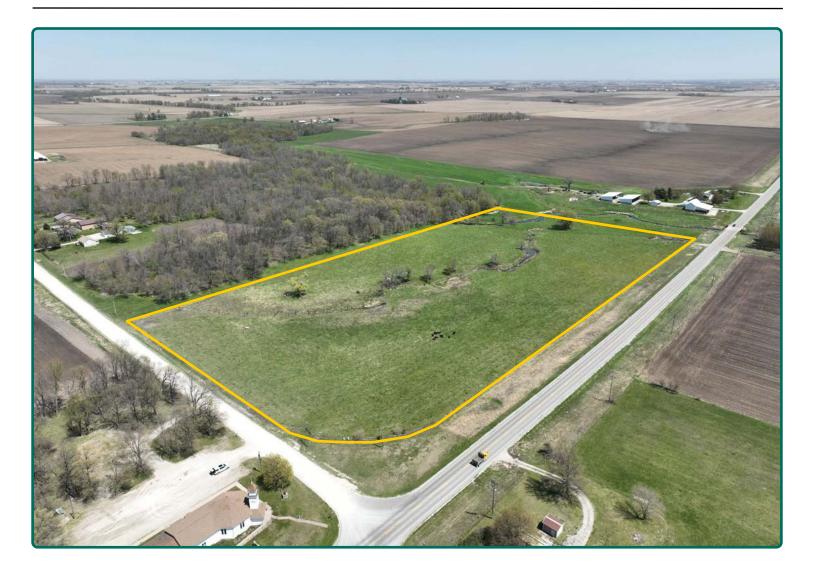
Land For Sale

ACREAGE:

18.00 Acres, m/l

Benton County, IA

LOCATION:



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

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



Plat Map

Harrison Township, Benton County, IA

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Aerial Photo

18.00 Acres, m/l



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: 2¹/₄ mile west on Hwy 150/55th St. The property is on the north side of the road.

Legal Description

The S¹/₂ of the SW¹/₄ of the SE¹/₄ 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

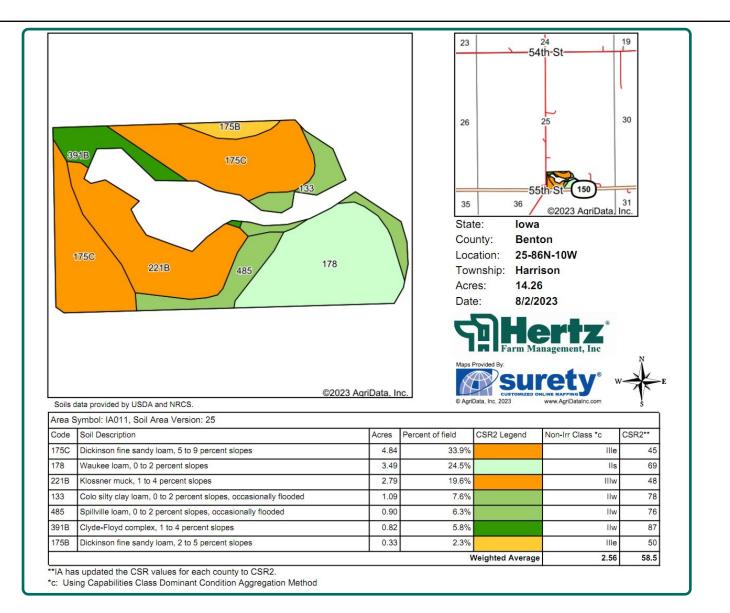
Primary soils are Dickinson, Waukee and Klossner. CSR2 on the FSA/Eff. crop acres is 58.50. See soil map for detail.

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Soil Map

14.26 FSA/Eff. Crop Acres



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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Property Photos



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