

# Land For Sale

**ACREAGE:**

**64.94 Acres, m/l**

**LOCATION:**

**Benton County, IA**



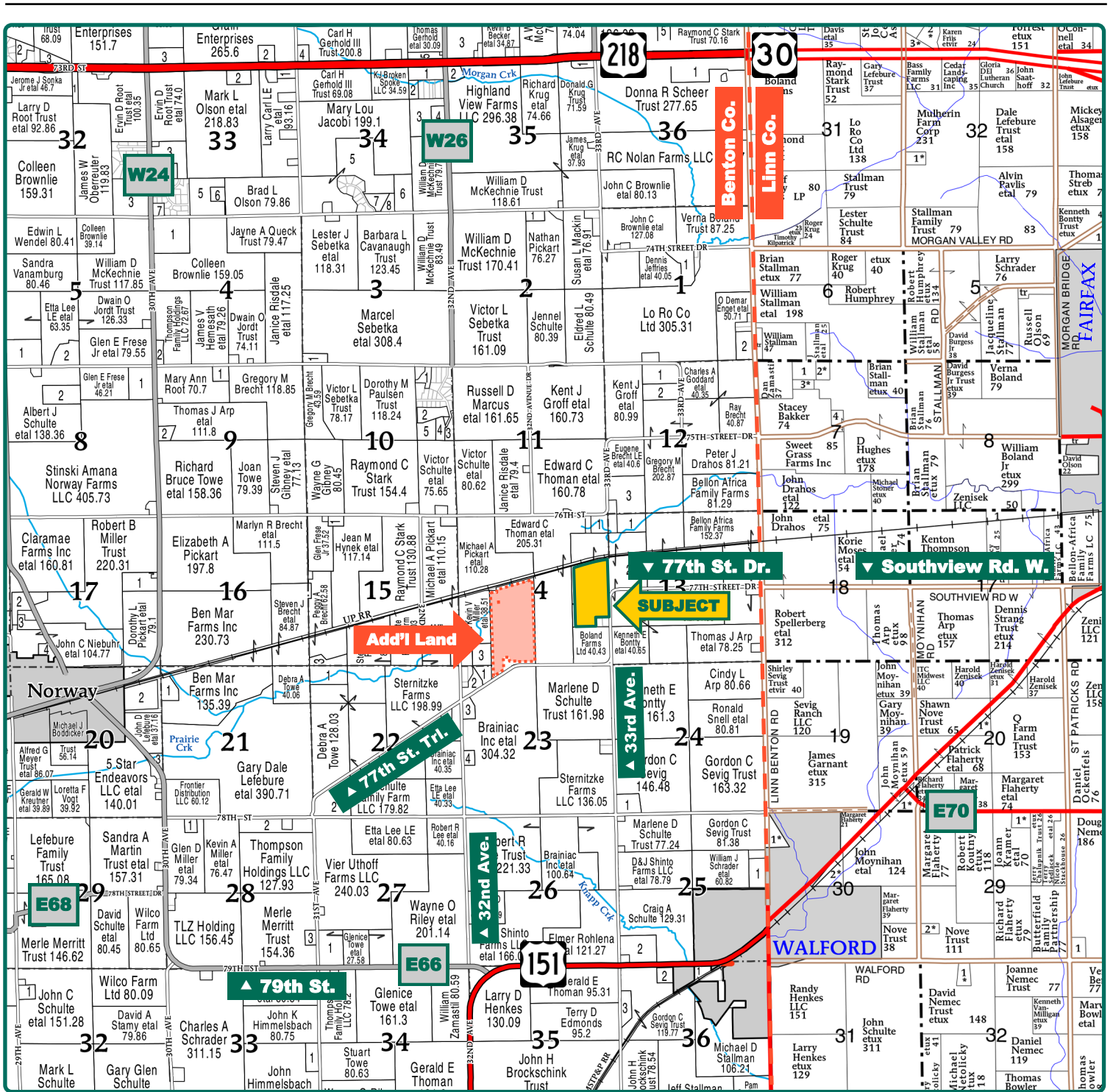
## Property Key Features

- Located 3 Miles West of Fairfax, Iowa
- 64.99 FSA/Eff. Crop Acres with an 86.50 CSR2
- High-Quality Farmland in a Strong Area

**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**

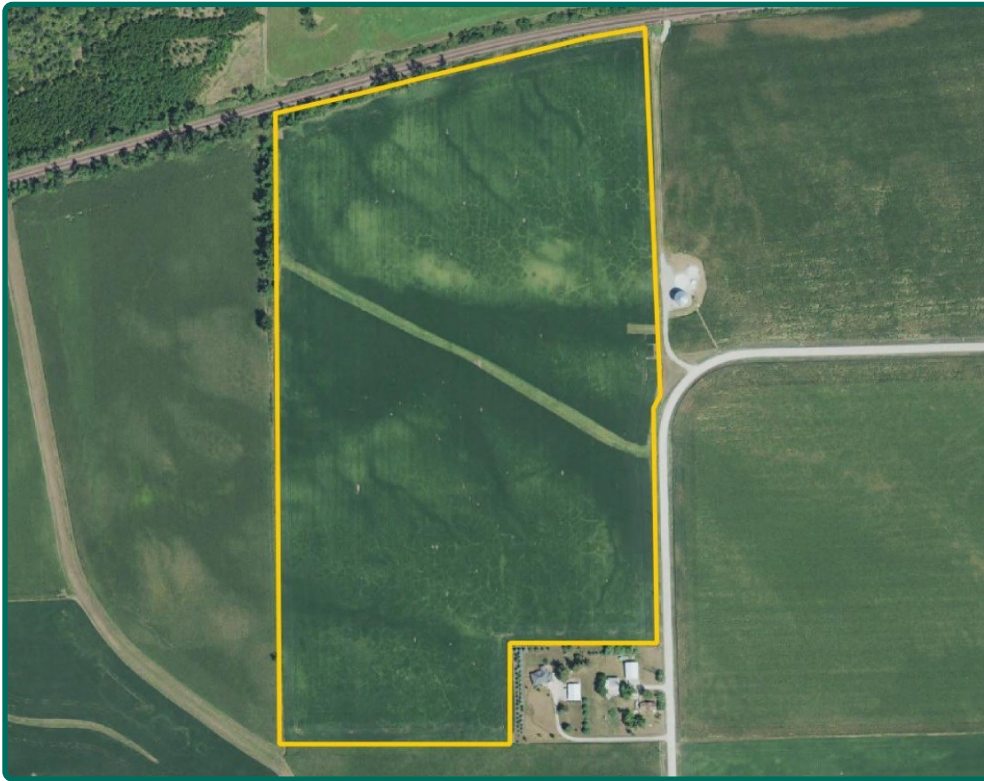




Map reproduced with permission of Farm & Home Publishers, Ltd.

**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**



<b>FSA/Eff. Crop Acres:</b>	<b>64.99</b>
<b>Corn Base Acres:</b>	<b>55.76</b>
<b>Bean Base Acres:</b>	<b>9.23</b>
<b>Soil Productivity:</b>	<b>86.50 CSR2</b>

## Property Information

**64.94 Acres, m/l**

### Location

**From Fairfax:** 2 miles west on Southview Rd. W. and continue 1 mile west on 77th St. Dr. The property is on the west side of the road.

**From Walford:** ½ mile west on Hwy 151 and 2¼ miles north on 33rd Ave.

### Legal Description

That part of the SE¼ of the NE¼ lying south of the Railway ROW, and that part of the NE¼ of the SE¼; excepting Parcel "A" all located in Section 14, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa. Updated abstract to govern.

### Price & Terms

- 1,087,745.00
- \$16,750/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: \$2,252.00  
Net Taxable Acres: 64.94  
Tax per Net Taxable Acre: \$34.68  
Tax Parcel ID #: 51026160

### FSA Data

Part of Farm 3684, Tract 3131  
FSA/Eff. Crop Acres: 64.99  
Corn Base Acres: 55.76  
Corn PLC Yield: 160 Bu.  
Bean Base Acres: 9.23  
Bean PLC Yield: 43 Bu.

### Soil Types/Productivity

Primary soils are Kenyon, Colo-Ely and Dinsdale. CSR2 on the FSA/Eff. crop acres is 86.50. See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

**Troy Louwagie, ALC**

Licensed Broker in IA & IL

**319-721-4068**

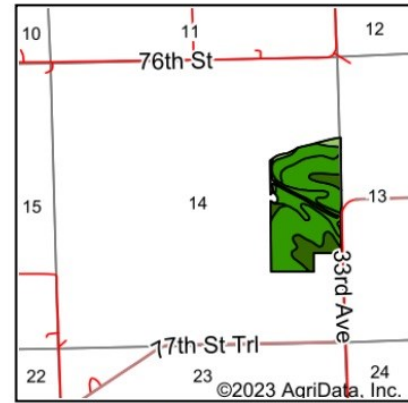
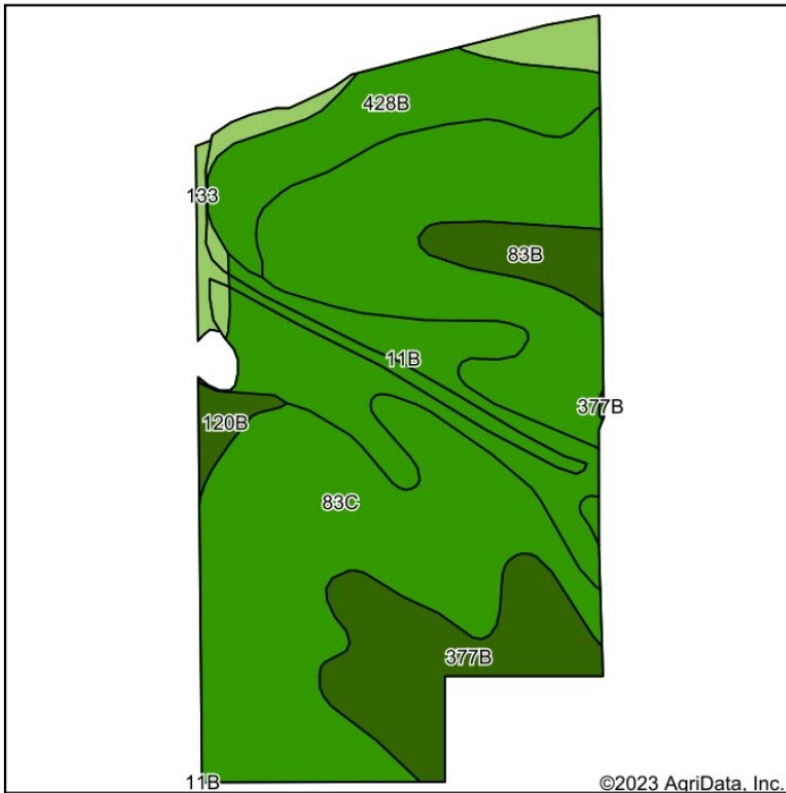
**TroyL@Hertz.ag**

**319-895-8858**

102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314

**www.Hertz.ag**





State: **Iowa**  
 County: **Benton**  
 Location: **14-82N-9W**  
 Township: **Florence**  
 Acres: **64.99**  
 Date: **9/11/2023**



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.

Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
83C	Kenyon loam, 5 to 9 percent slopes	35.08	54.0%		IIIe	85
11B	Colo-Ely complex, 0 to 5 percent slopes	9.58	14.7%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.33	11.3%		Ile	94
428B	Ely silty clay loam, 2 to 5 percent slopes	6.88	10.6%		Ile	88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.83	4.4%		IIw	78
83B	Kenyon loam, 2 to 5 percent slopes	2.37	3.6%		Ile	90
120B	Tama silty clay loam, 2 to 5 percent slopes	0.92	1.4%		Ile	95
<b>Weighted Average</b>					<b>2.54</b>	<b>86.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Water & Well Information

None.

## Comments

This is a high-quality Benton County farm located in a strong area.

## Additional Land for Sale

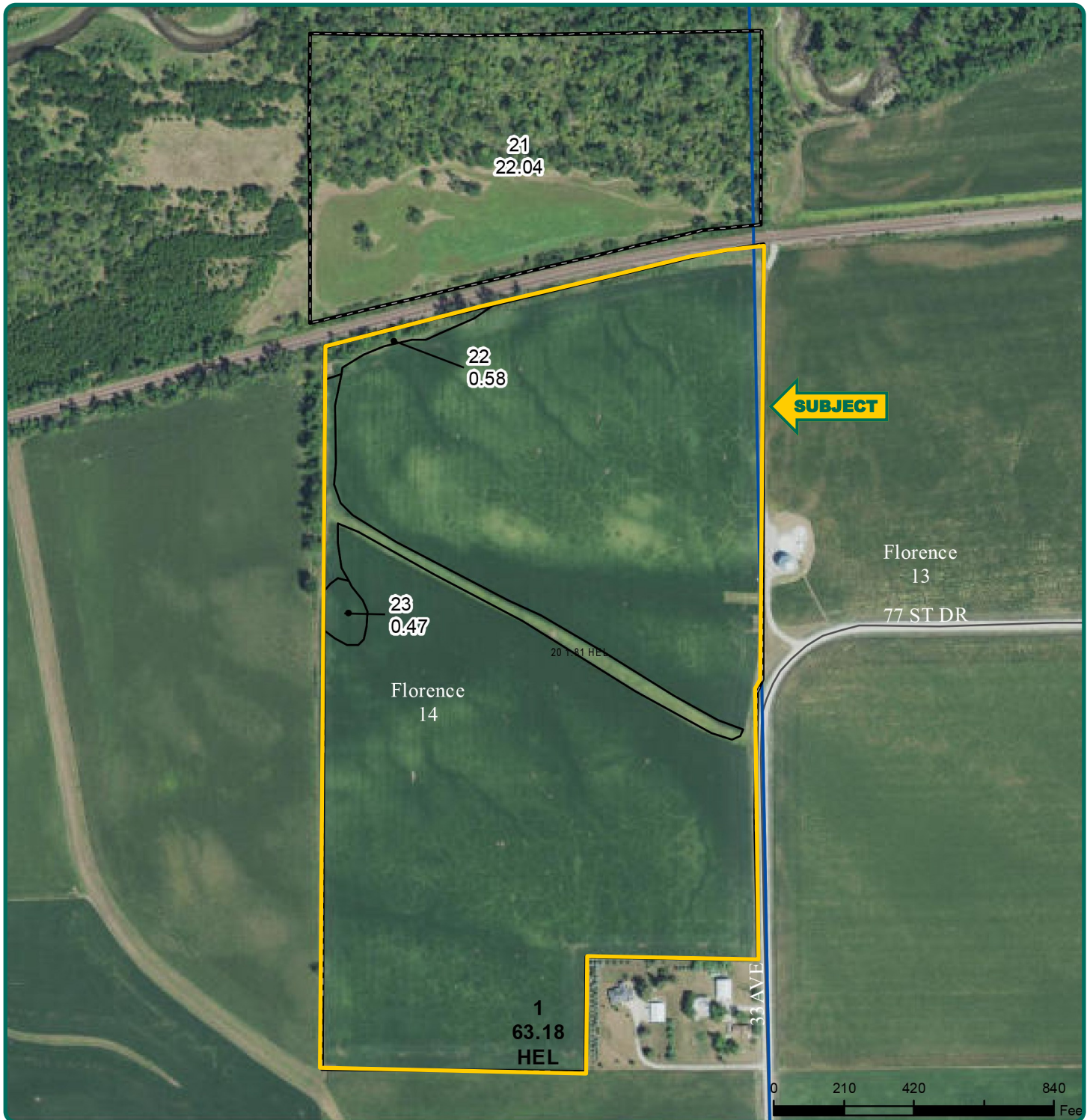
Seller has an additional tract of land for sale located west of this property. See Additional Land Aerial Photo.

*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.*

**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**





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

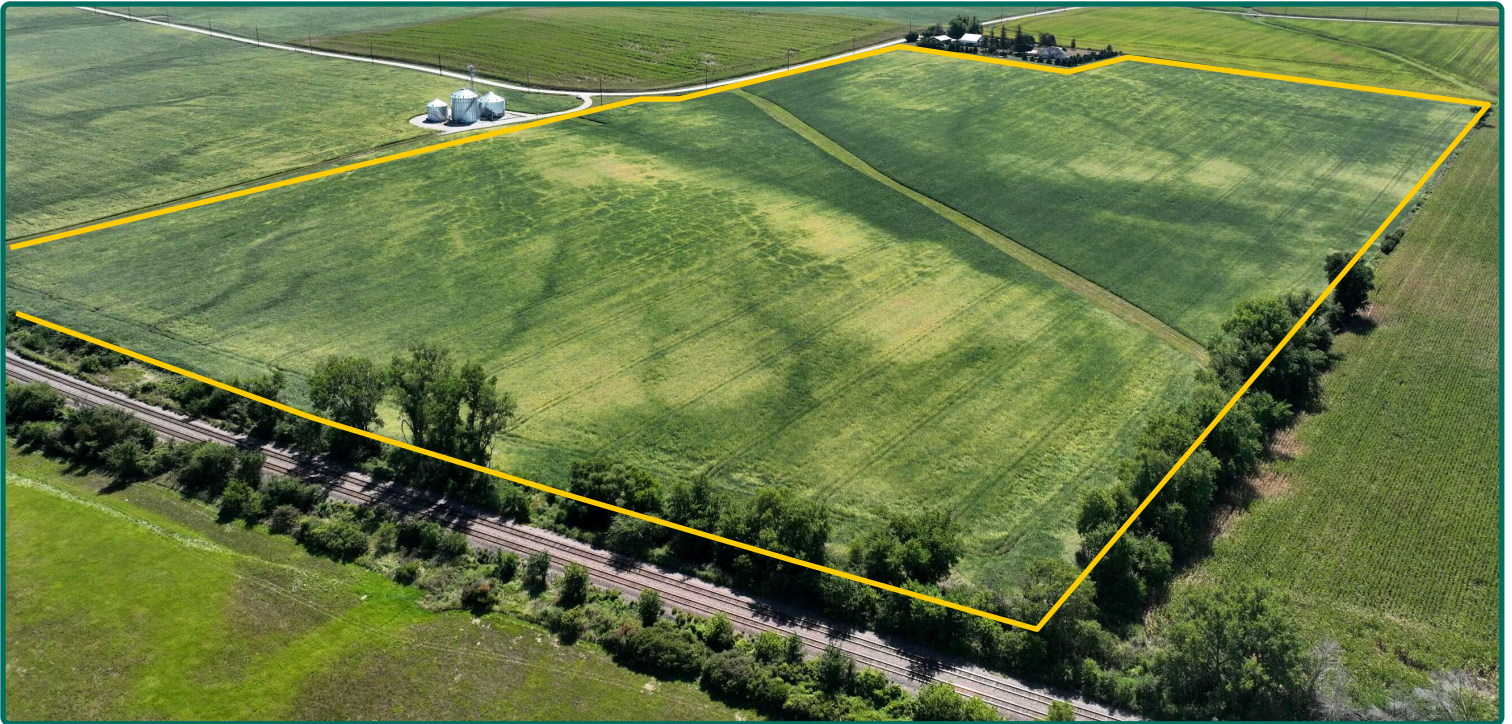
**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**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**



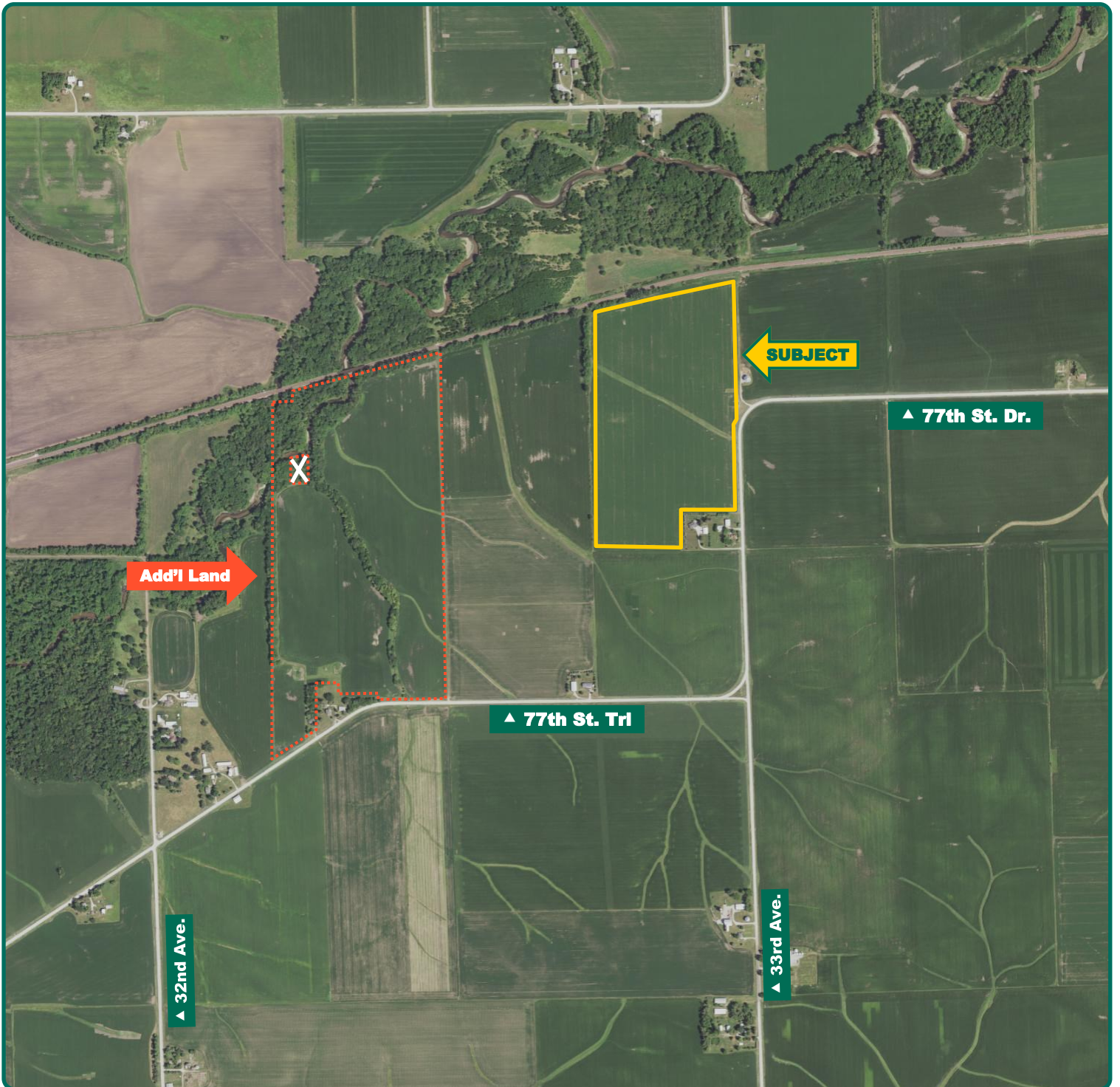


**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

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



# Additional Land Aerial Photo



**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**