

Land For Sale

ACREAGE:

211.00 Acres, m/l

LOCATION:

Benton County, IA

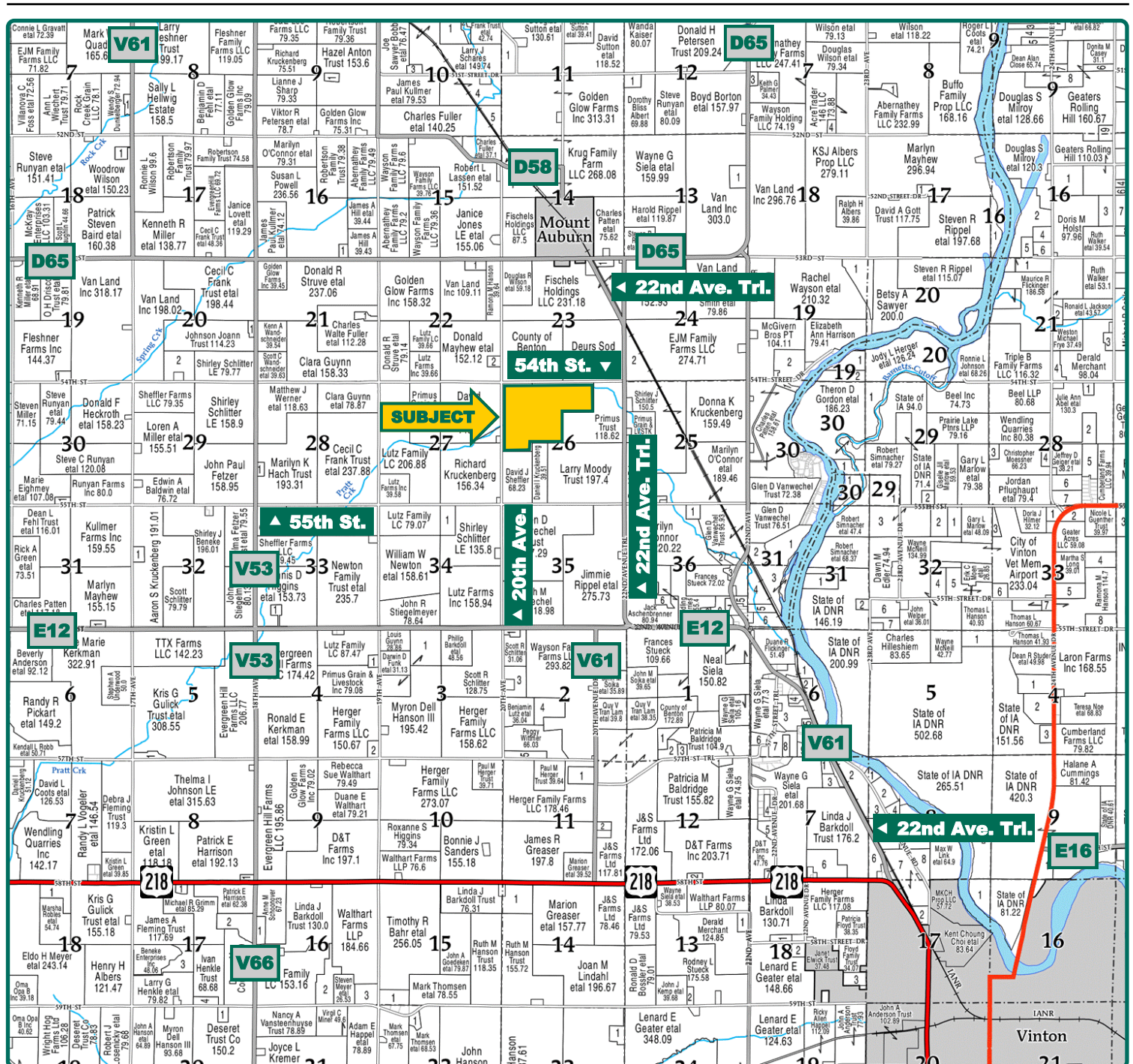


Property *Key Features*

- Located 6 Miles Northwest of Vinton, Iowa
- 173.02 FSA/Eff. Crop Acres with a 73.60 CSR2
- Productive Farmland with Creek & Pasture for Livestock

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

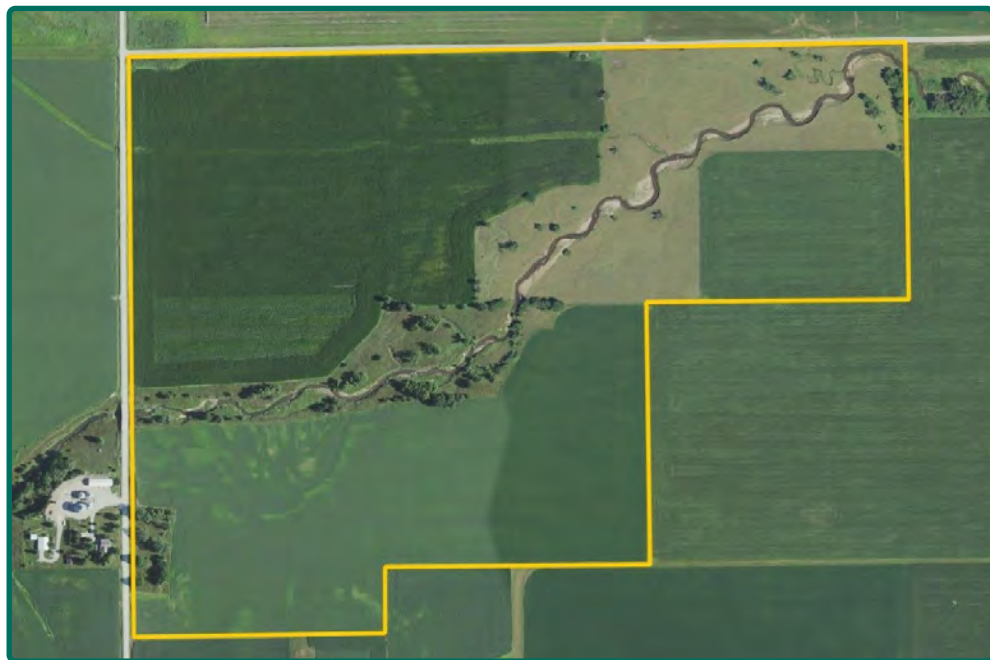
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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



FSA/Eff. Crop Acres:	173.02
Cert. Grass Acres:	14.16
Corn Base Acres:	95.97
Bean Base Acres:	57.86
Soil Productivity:	73.60 CSR2

Property Information

211.00 Acres, m/l

Location

From Mount Auburn: 1 mile south on 22nd Ave. Trl. and ¼ mile west on 54th St. The property is located on the south side of the road.

From Vinton—Intersection of Hwy 218 and 22nd Ave. Trl.: 5¼ miles northwest on 22nd Ave. Trl. and ¼ mile west on 54th St.

Property Address

2050 54th Street
Mount Auburn, IA 52313

Legal Description

The NW¼, the NW¼ of the NE¼, and the North 11 acres of the NW¼ of the SW¼; all located in Section 26, Township 86 North, Range 11 West of the 5th P.M., Benton County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$2,099,450.00~~ \$1,888,450.00
- ~~\$9,950/acre~~ \$8,950/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: \$6,786.00
Gross Acres: 211.00
Road ROW Acres: 5.25
Net Taxable Acres: 205.75
Tax Parcel ID #s: 39021400 & 39008250

FSA Data

Farm 430, Tract 228
FSA/Eff. Crop Acres: 107.59
Corn Base Acres: 53.50
Corn PLC Yield: 163 Bu.
Bean Base Acres: 53.50
Bean PLC Yield: 45 Bu.

Farm 8908, Tract 12204

FSA/Eff. Crop Acres: 65.43
Cert. Grass Acres: 14.16
Corn Base Acres: 42.47
Corn PLC Yield: 148 Bu.
Bean Base Acres: 4.36
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Nevin, Bremer and Colo. CSR2 on the FSA/Eff. crop acres is 73.60. See soil map for detail.

Land Description

Topography gently rolling.

Drainage

Drainage is natural with some tile.

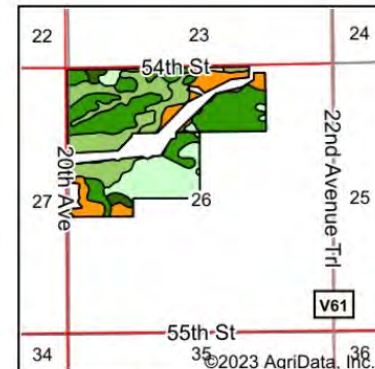
Buildings/Improvements

On the north-central boundary of the farm, there is an old style hog house measuring 24' by 42.'



Soils data provided by USDA and NRCS.

©2023 AgriData, Inc.



State: **Iowa**
County: **Benton**
Location: **26-86N-11W**
Township: **Cedar**
Acres: **173.02**
Date: **10/2/2023**



Maps Provided By:



Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	57.43	33.2%		Iw	83
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes, rarely flooded	34.71	20.1%		IIw	68
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	30.43	17.6%		IIw	78
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	18.21	10.5%		IIw	76
1485	Spillville loam, channeled, 0 to 2 percent slopes	12.49	7.2%		Vw	41
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 9 percent slopes	8.24	4.8%		IIIe	42
11B	Colo-Ely complex, 0 to 5 percent slopes	6.70	3.9%		IIw	86
120B	Tama silty clay loam, 2 to 5 percent slopes	2.18	1.3%		Ile	95
184B	Klinger silty clay loam, 1 to 4 percent slopes	1.72	1.0%		Iw	95
412E	Emeline loam, 9 to 18 percent slopes	0.50	0.3%		VIs	5
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.24	0.1%		Ile	94
178	Waukee loam, 0 to 2 percent slopes	0.17	0.1%		IIs	69
Weighted Average					1.93	73.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Water & Well Information

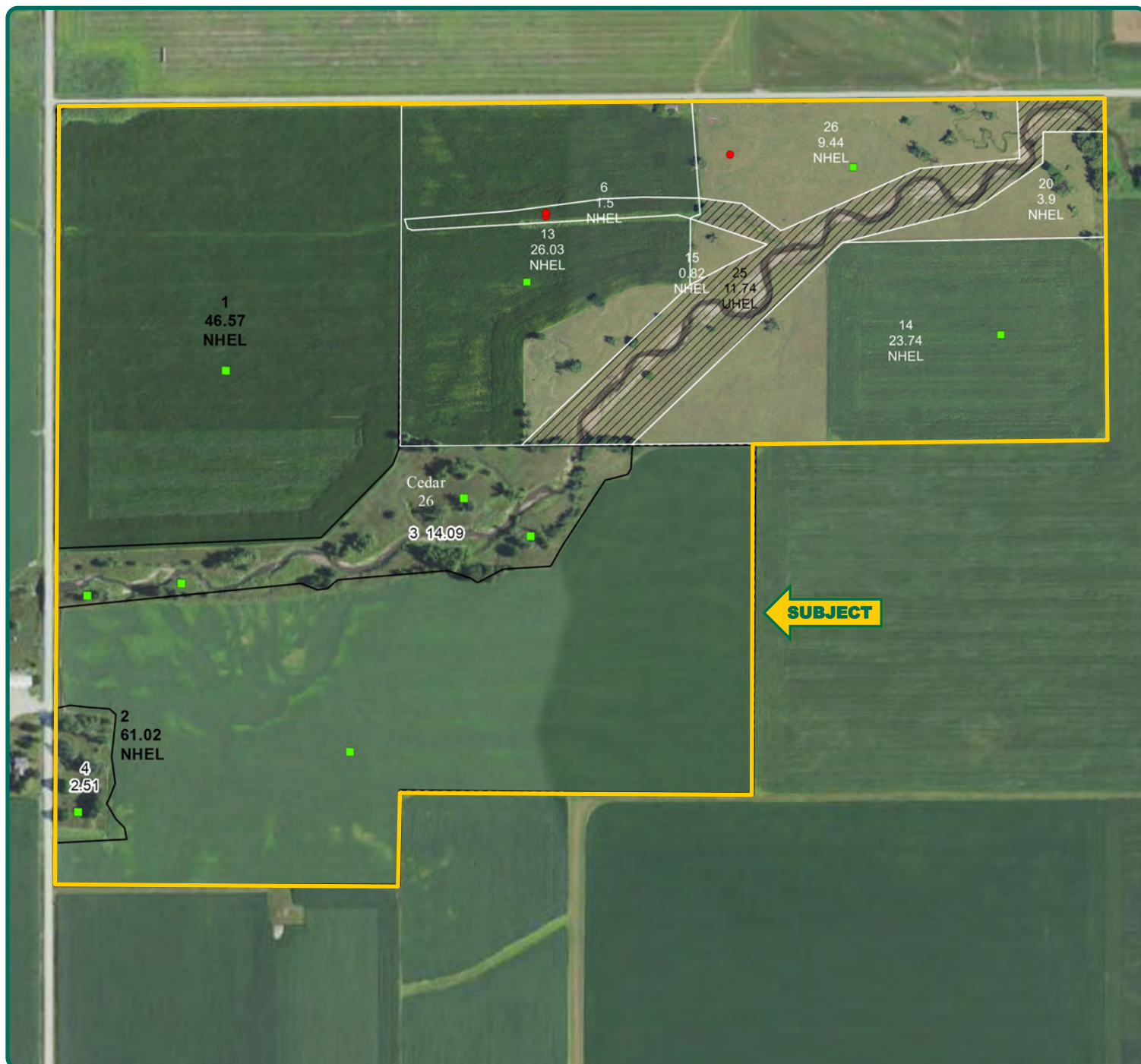
Pratt Creek runs through this farm.

Comments

This is a highly productive Benton County farm with a 73.60 CSR2. Includes well-maintained pasture for cattle.

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



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