

# Land For Sale

**ACREAGE:**

**152.76 Acres, m/l**

**LOCATION:**

**Benton County, IA**



## Property *Key Features*

- Located 6 Miles Southwest of Keystone, Iowa on a Hard-Surfaced Road
- 134.83 FSA/Eff. Crop Acres with an 87.10 CSR2
- High-Quality Cropland with Additional Income from CRP

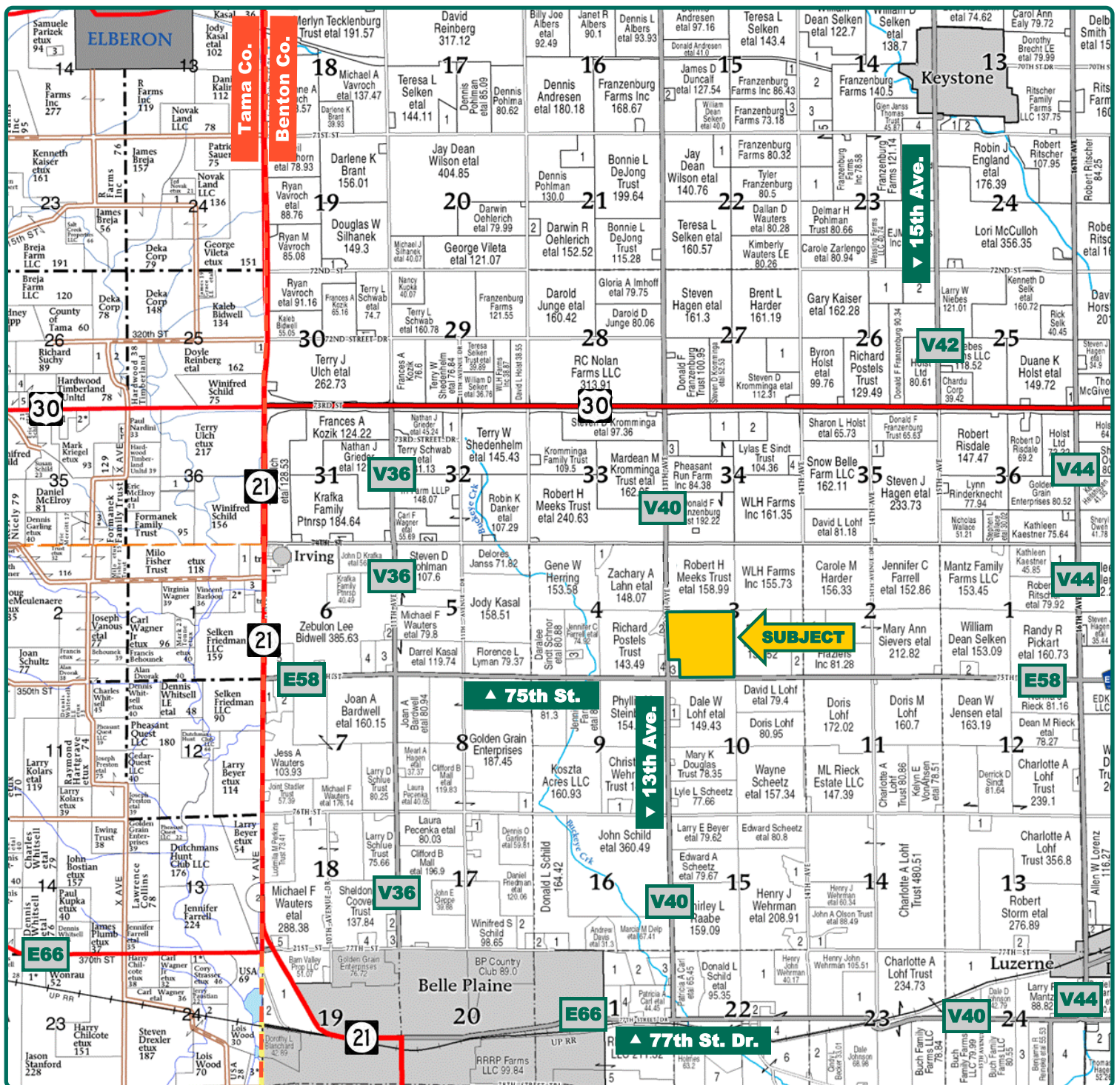
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REID: 010-2718-01





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<b>FSA/Eff. Crop Acres:</b>	<b>134.83</b>
<b>CRP Acres:</b>	<b>4.93</b>
<b>Corn Base Acres:</b>	<b>86.70</b>
<b>Bean Base Acres:</b>	<b>17.20</b>
<b>Soil Productivity:</b>	<b>87.10 CSR2</b>

## Property Information

### 152.76 Acres, m/l

### Location

**From Keystone:** 2 miles south on 15th Ave., 2 miles west on US-30 and 1½ miles south on Co. Hwy V40. The property is on the east side of the road.

**From Belle Plaine:** 2 miles east on 77th St. Dr. and 2¾ miles north on Co. Hwy V40.

### Legal Description

The SW¼, except the S 725.50' of the W 435.15', of Section 3, Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa.

### Price & Terms

#### PRICE REDUCED!

- ~~\$2,215,020.00~~ \$2,123,364.00
- ~~\$14,500/acre~~ \$13,900/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: \$6,158.00  
Gross Acres: 152.76  
Exempt Road ROW Acres: 3.15  
Net Taxable Acres: 149.61  
Tax per Net Taxable Acre: \$41.16  
Tax Parcel ID #s: 66019060 & 66019100

### FSA Data

Farm 8993, Tracts 9070 & 12330  
FSA/Eff. Crop Acres: 134.83  
CRP Acres: 4.93  
Corn Base Acres: 86.70  
Corn PLC Yield: 142 Bu.  
Bean Base Acres: 17.20  
Bean PLC Yield: 44 Bu.

### CRP Contracts

There are 4.93 acres enrolled in a CP-21 contract that pays \$372.30/acre - or \$1,835.00 annually - and expires September 30, 2026.

### Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Kenyon. CSR2 on the FSA/Eff. crop acres is 87.10. See soil map for detail.

### Land Description

Topography is level to gently rolling.

### Drainage

This farm is partially tiled.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Easement & Option Agreement

An easement with ITC Midwest LLC runs along the north boundary. There is also a signed Option Agreement granting ITC the exclusive right and option to purchase additional easement to widen the existing easement. The term of this Option Agreement is through August 21, 2024,

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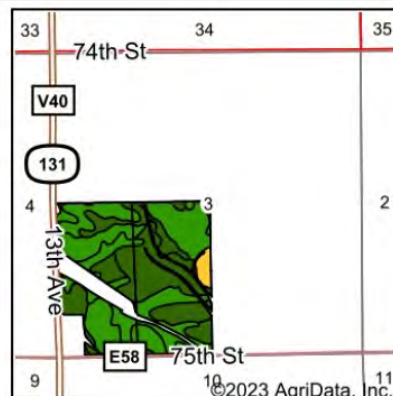
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Benton**  
Location: **3-82N-12W**  
Township: **Iowa**  
Acres: **134.83**  
Date: **11/22/2023**



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C	Tama silty clay loam, 5 to 9 percent slopes	30.16	22.4%		IIIe	90
11B	Colo-Ely complex, 0 to 5 percent slopes	27.12	20.1%		IIw	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	24.33	18.0%		IIIe	84
426C	Aredale loam, 5 to 9 percent slopes	15.52	11.5%		IIIe	86
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	10.29	7.6%		IIIe	85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	10.28	7.6%		IIe	94
120B	Tama silty clay loam, 2 to 5 percent slopes	8.14	6.0%		IIe	95
83B	Kenyon loam, 2 to 5 percent slopes	5.56	4.1%		IIe	90
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	3.23	2.4%		IVe	57
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.14	0.1%		IIIe	85
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.06	0.0%		IIIe	45
Weighted Average					2.64	87.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

with the option for ITC to extend the term through August 21, 2025. Seller to receive and retain all payments of this existing agreement.

## Comments

Productive, high-quality Benton County farm on a hard-surfaced road.

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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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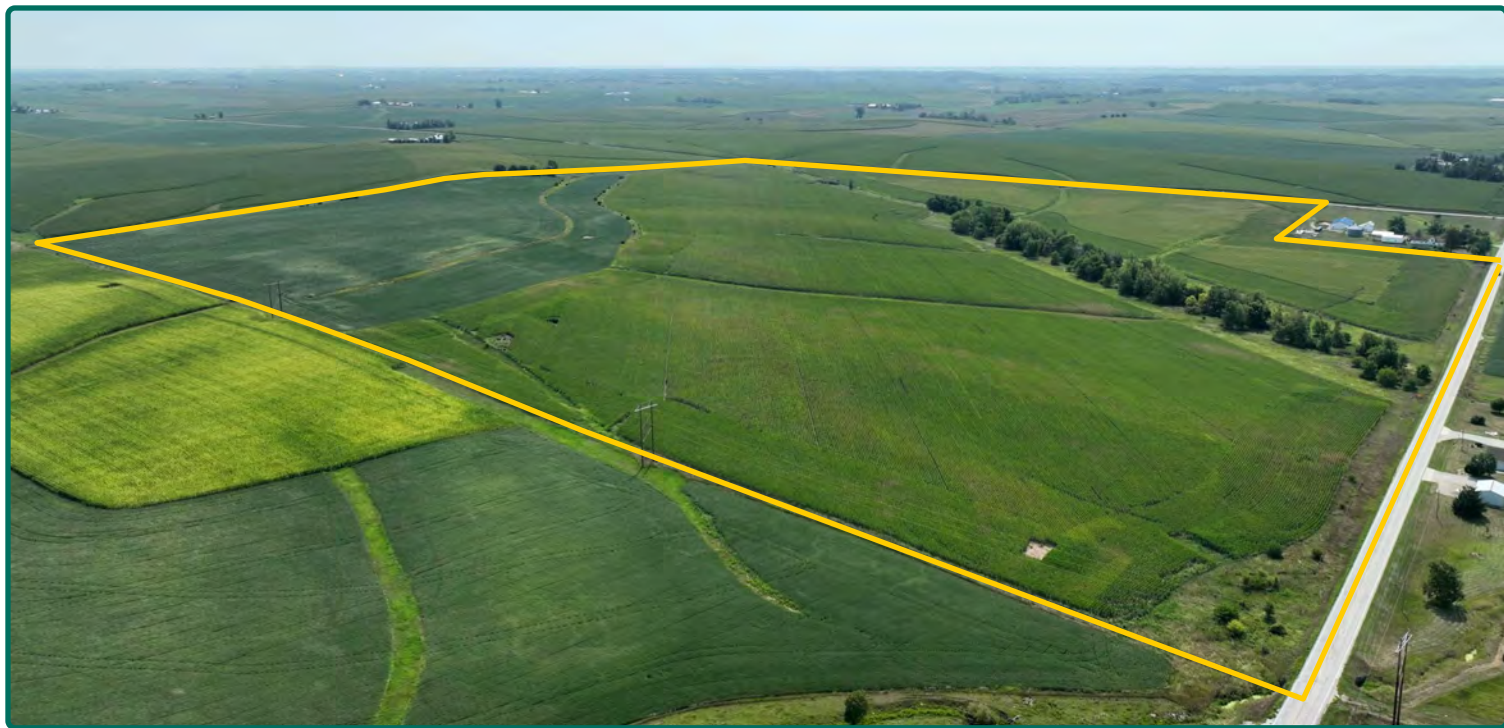


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