

# Land For Sale

#### ACREAGE:

### 144.39 Acres, m/l

#### **Benton County, IA**

**LOCATION:** 



### **Property** Key Features

- Located 6 Miles North of Keystone, Iowa
- 134.72 FSA/Eff. Crop Acres with an 87.60 CSR2
- High-Quality Cropland with Additional Income From CRP

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

REID: 010-2752-02



# Plat Map

Homer Township, Benton County, IA

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# **Aerial Photo**

144.39 Acres, m/l



FSA/Eff. Crop Acres:	134.72
CRP Acres:	3.44
Corn Base Acres:	75.80
Bean Base Acres:	55.70
Soil Productivity: 87.0	60 CSR2

#### Property Information 144.39 Acres, m/l

#### Location

**From Keystone:** 5<sup>1</sup>/<sub>4</sub> miles north on 15th Ave., 2 miles west on 65th St. and 1<sup>1</sup>/<sub>2</sub> miles north on 13th Ave. The property is on the east side of the road.

#### **Legal Description**

The SW<sup>1</sup>/<sub>4</sub> of Section 10, Township 84 North, Range 12 West of the 5th P.M., in Benton County, Iowa, EXCEPT the real estate in the southwest corner containing 15.61 acres, more or less. Updated abstract to govern.

#### Price & Terms PRICE REDUCED!

- \$2,526,825.00 \$2,151,411.00
- \$17,500/acre \$14,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2024 lease.

#### **Real Estate Tax**

Taxes Payable 2023 - 2024: \$5,228.00 Gross Acres: 144.39 Exempt Road ROW Acres: 2.76 Net Taxable Acres: 141.63 Tax per Net Taxable Acre: \$36.91 Tax Parcel ID #s: 63001500

#### **FSA Data**

Farm 4631, Tract 8677 FSA/Eff. Crop Acres: 80.16 CRP Acres: 1.39 Corn Base Acres: 44.70 Corn PLC Yield: 181 Bu. Bean Base Acres: 33.50 Bean PLC Yield: 0.40 Bu.

#### Farm 6758, Tract 9296

FSA/Eff. Crop Acres: 54.56 CRP Acres: 2.05 Corn Base Acres: 31.10 Corn PLC Yield: 163 Bu. Bean Base Acres: 22.20 Bean PLC Yield: 52 Bu.

#### **CRP Contracts**

There are two CRP contracts on this property:

- There are 1.39 acres enrolled in a CP-21 contract that pays \$370.80/acre or \$515.00 annually and expires September 30, 2026.
- There are 2.05 acres enrolled in a CP-21 contract that pays \$300.00/acre or \$615.00 annually and expires September 30, 2032.

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# Soil Map

134.72 FSA/Eff. Crop Acres



#### **Soil Types/Productivity**

Primary soils are Colo-Ely, Ely and Dinsdale. CSR2 on the FSA/Eff. crop acres is 87.60. See soil map for detail.

#### **Land Description**

Topography is gently rolling.

#### Drainage

Drainage is natural.

#### **Buildings/Improvements**

None.

### Water & Well Information None.

None.

#### Comments

This is a highly productive Benton County farm.

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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## Assessor's Map

144.39 Acres, m/l



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### Property Photos





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### **Make the Most of Your Farmland Investment**

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- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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