

# Land For Sale

**ACREAGE:**

**144.39 Acres, m/l**

**LOCATION:**

**Benton County, IA**

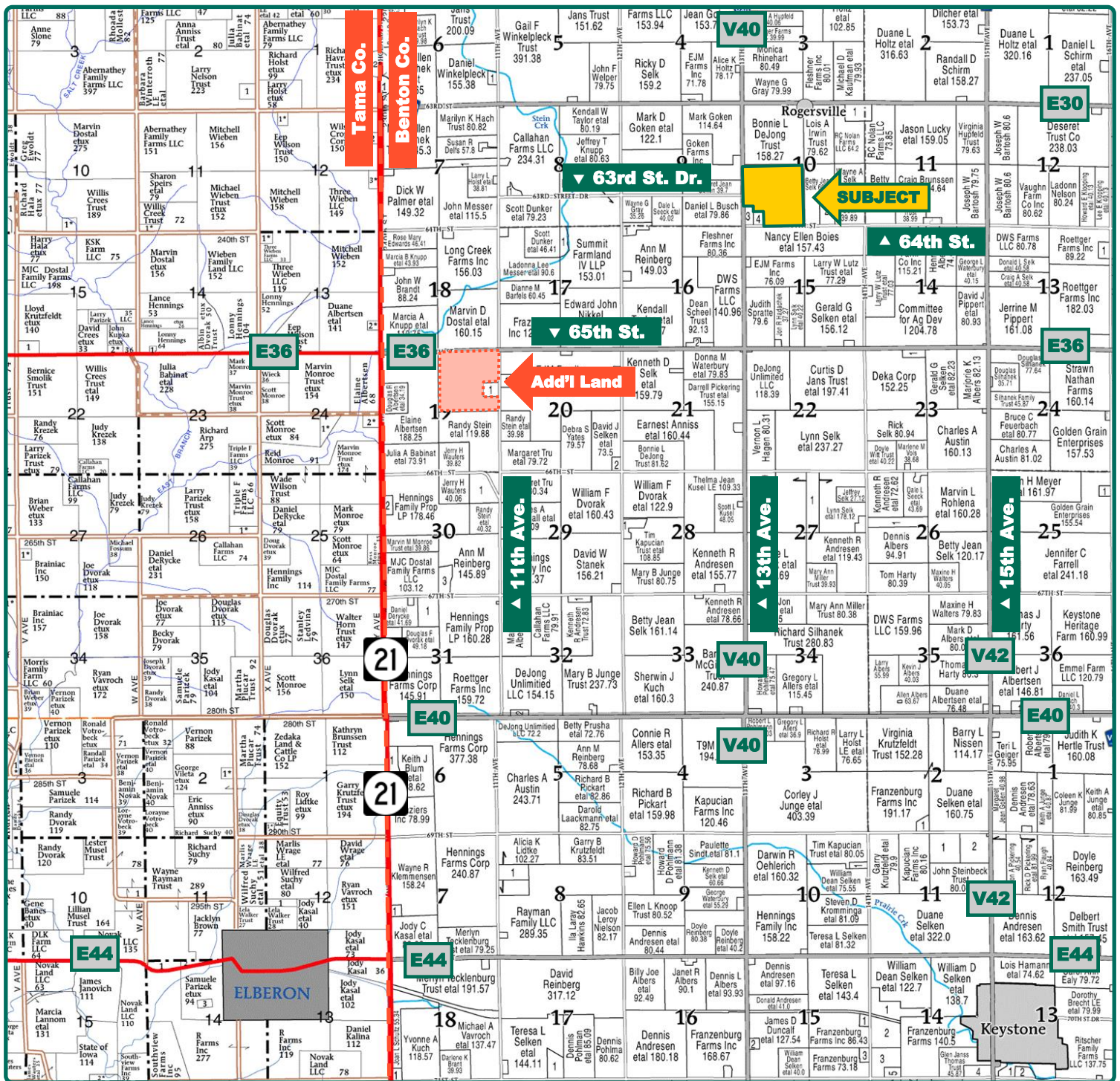


## Property *Key Features*

- 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**



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>134.72</b>
<b>CRP Acres:</b>	<b>3.44</b>
<b>Corn Base Acres:</b>	<b>75.80</b>
<b>Bean Base Acres:</b>	<b>55.70</b>
<b>Soil Productivity:</b>	<b>87.60 CSR2</b>

## Property Information

### 144.39 Acres, m/l

### Location

**From Keystone:** 5¼ miles north on 15th Ave., 2 miles west on 65th St. and 1½ miles north on 13th Ave. The property is on the east side of the road.

### Legal Description

The SW¼ 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

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

### Possession

Negotiable.

### 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 #: 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.

**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**



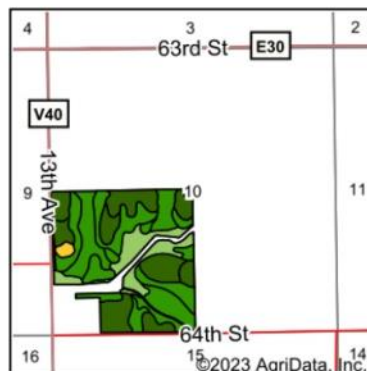
Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	30.83	22.9%		IIw	86
428B	Ely silty clay loam, 2 to 5 percent slopes	29.03	21.5%		IIe	88
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	23.81	17.7%		IIe	94
120B	Tama silty clay loam, 2 to 5 percent slopes	21.64	16.1%		IIe	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	19.59	14.5%		IIw	78
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	5.91	4.4%		Iw	83
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.17	1.6%		IIIe	85
177B	Saude loam, 2 to 5 percent slopes	1.74	1.3%		IIs	55
Weighted Average					1.97	87.6

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



State: Iowa  
County: Benton  
Location: 10-84N-12W  
Township: Homer  
Acres: 134.72  
Date: 12/4/2023



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com



## 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.

## Comments

This is a highly productive Benton County farm.

## Additional Land for Sale

Seller has an additional tract of land for sale located southwest of this property. See 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**



*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**

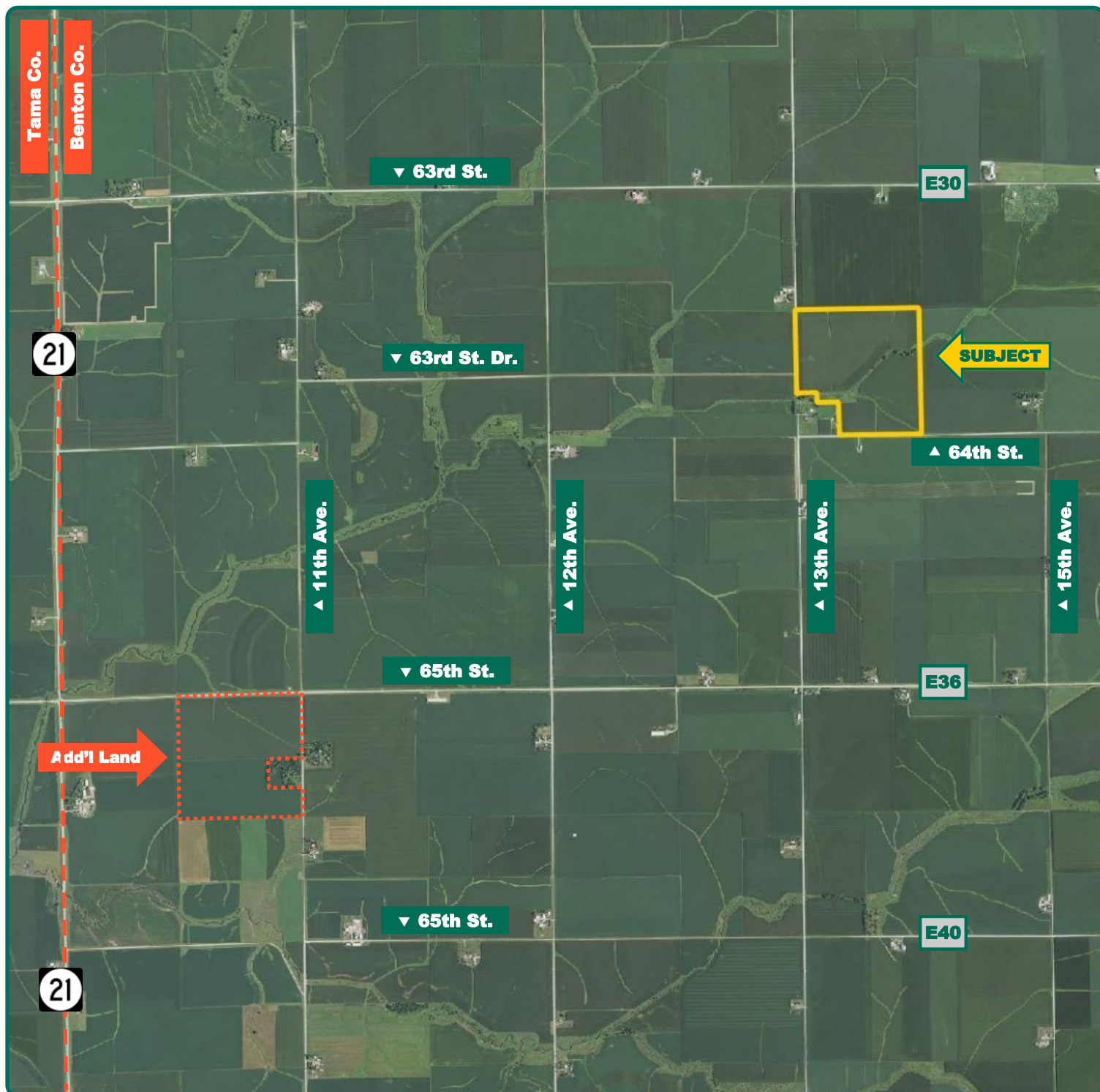
**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**



**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**

# 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**