

Land For Sale

ACREAGE:

15.37 Acres, m/l

LOCATION:

Benton County, IA

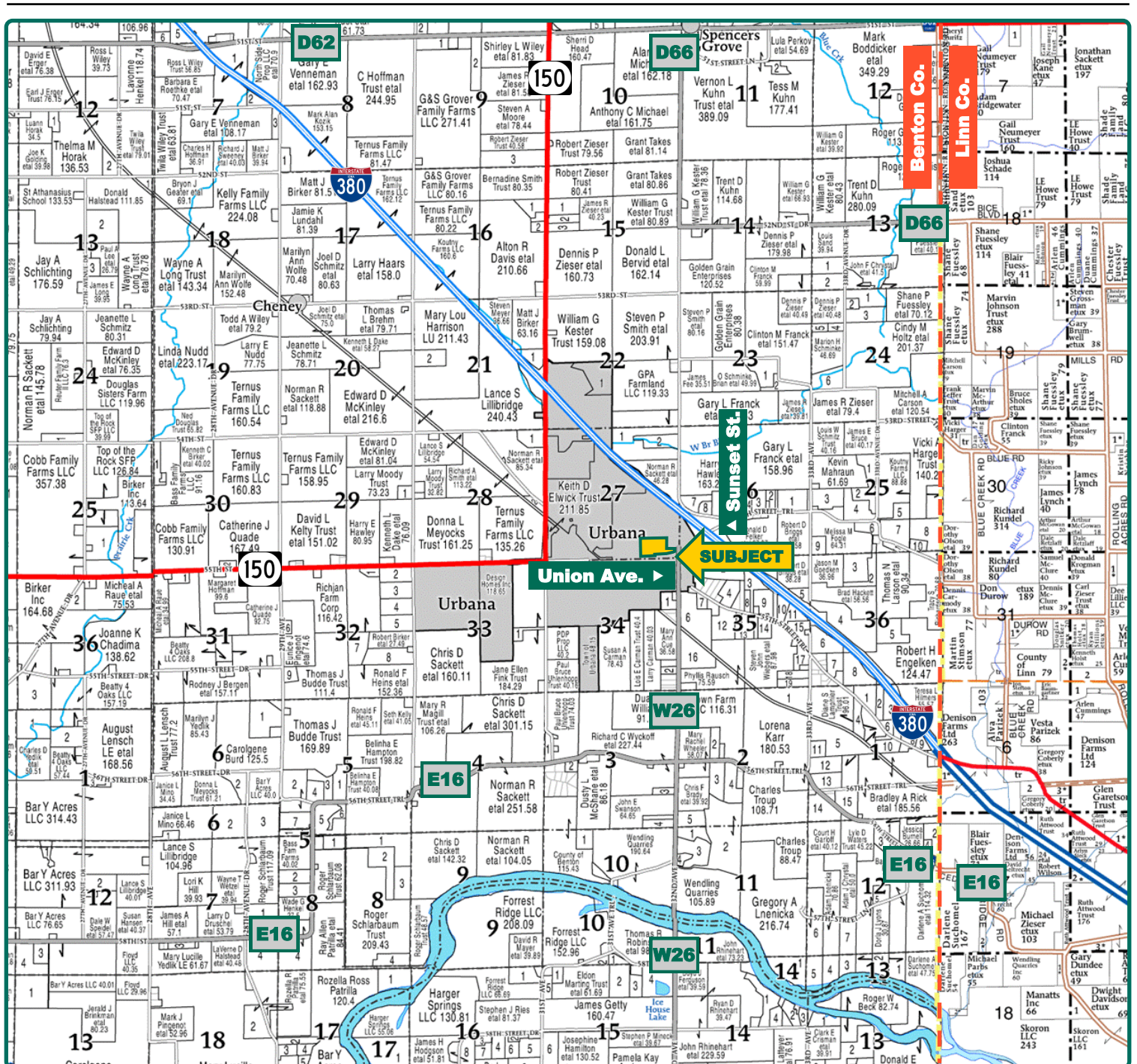


Property *Key Features*

- Located on the North Side of Urbana, Iowa, in a Rapidly Developing Area
- 9.61 FSA/ Eff. Crop Acres with a 58.70 CSR2
- Along a Hard-Surfaced Road within the Urbana City Limits

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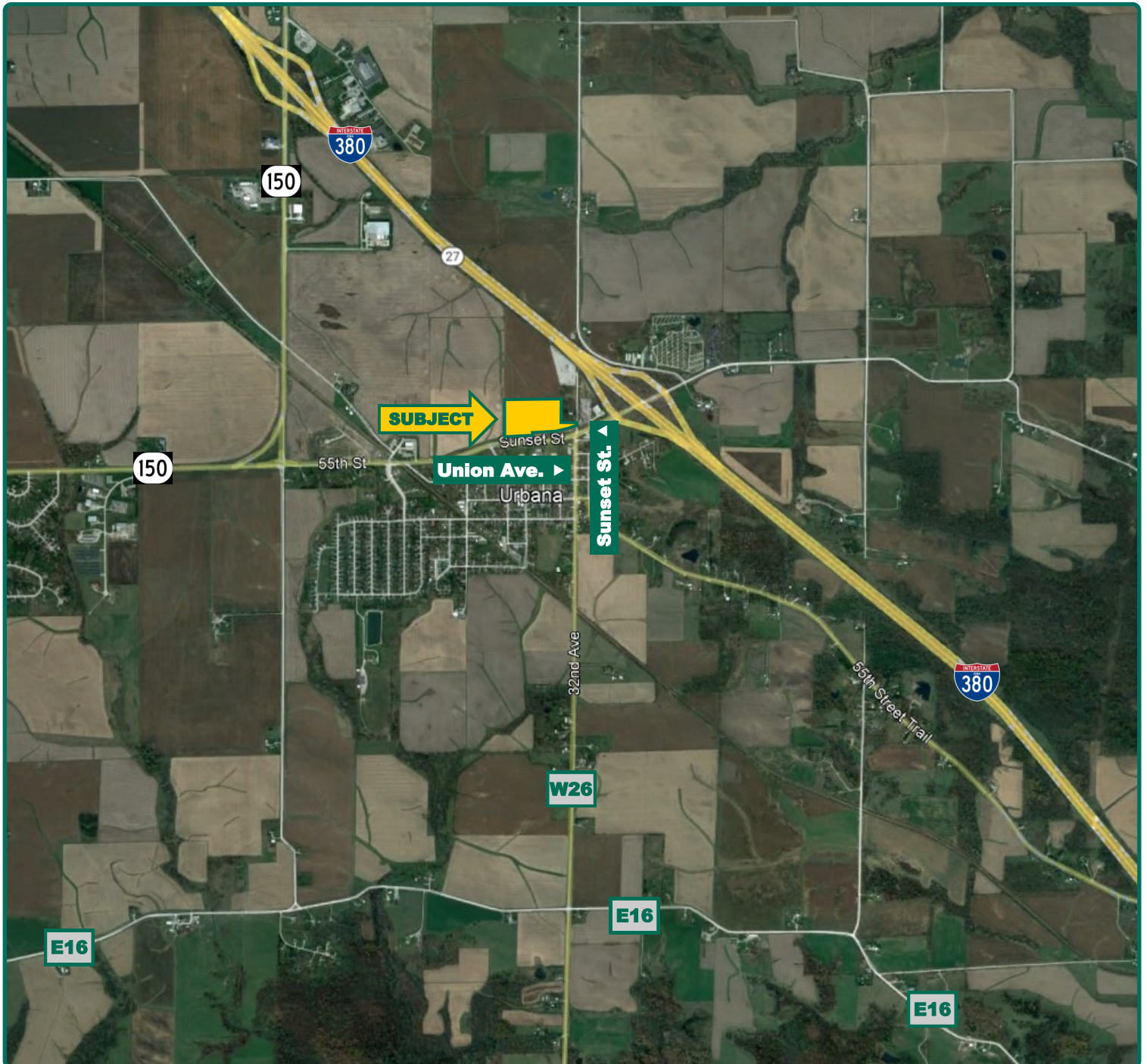
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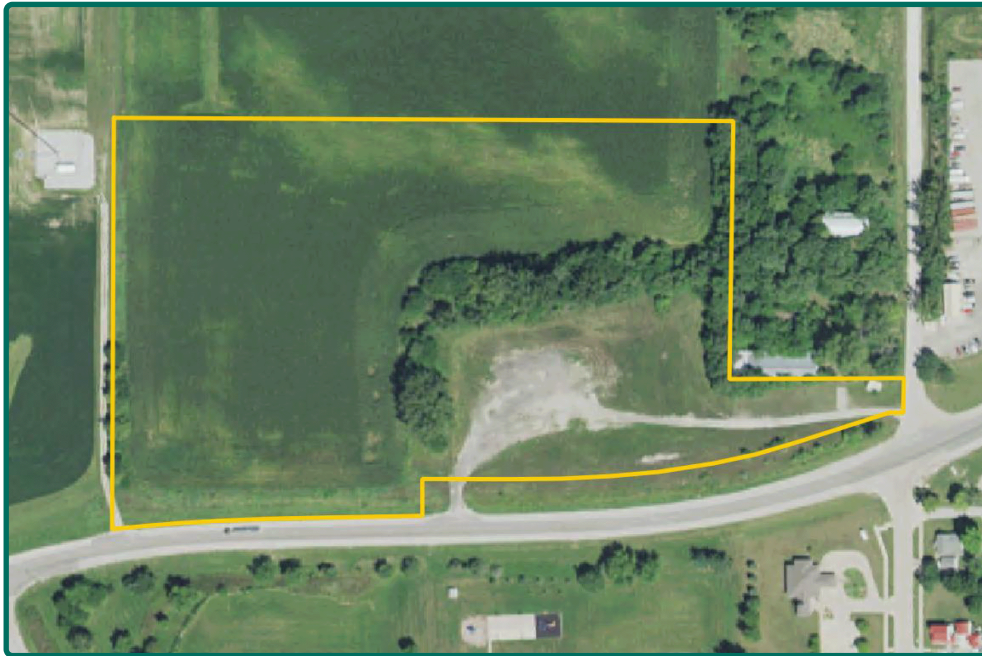
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FSA/Eff. Crop Acres: 9.61
Soil Productivity: 58.70 CSR2

Property Information

15.37 Acres, m/l

Location

From Urbana: Located at the intersection of W. Sunset St. and N. Union Ave. The property is on the northwest side of the intersection.

Legal Description

That part of the SE¼ of the SE¼ of Section 27, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$691,650.00~~ \$607,115.00
- ~~\$45,000/acre~~ \$39,500/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: \$4,168.00
Net Taxable Acres: 15.37
Tax per Net Taxable Acre: \$271.18
Tax Parcel ID #s: 21031150 & 20031160

FSA Data

Farm 8299, Tract 9641
FSA/Eff. Crop Acres: 9.61

Soil Types/Productivity

Primary soils are Olin and Dickinson.
CSR2 on the FSA/Eff. crop acres is 58.70.
See soil map for detail.

Land Description

Topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

Access to city water is located in the southeast corner of the farm on the north side of Sunset St. right-of-way. There is a 3" forced main providing city sewer along the east boundary. Depending on the development of the property, city sewer may need to be extended from the west on the north side of Sunset St.

Land-Use Zoning

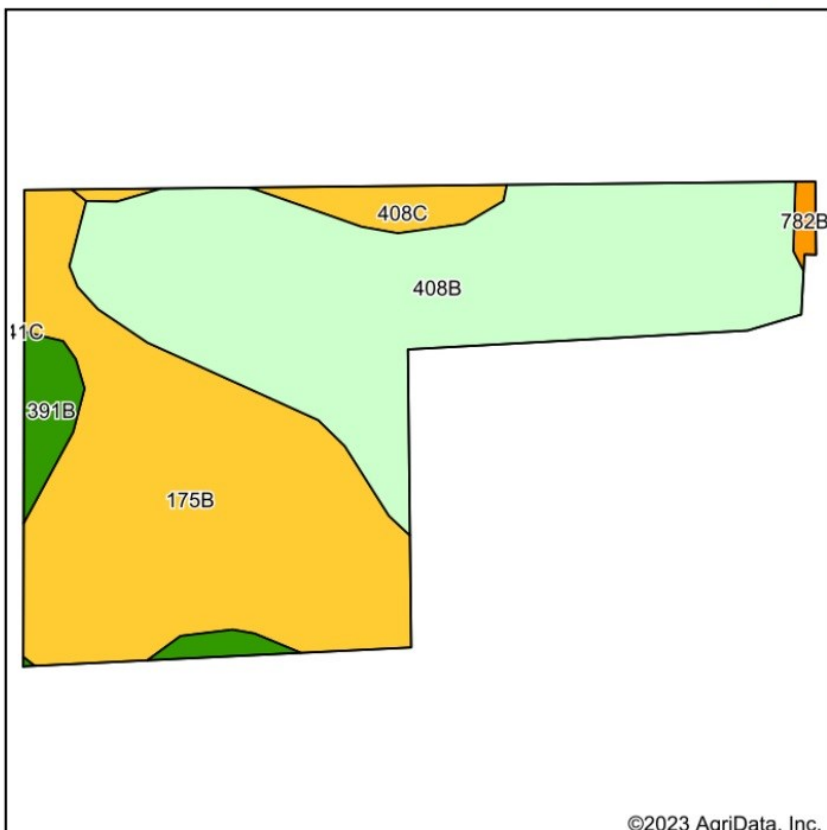
The western 10.55 acres is currently zoned for agriculture. The eastern 4.82 acres is currently zoned for industrial use. The city of Urbana would like to see commercial and/or multi-family development on this property.

Comments

This property is in an ideal location for development along Sunset Street within the city limits of Urbana.

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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **27-86N-9W**
Township: **Polk**
Acres: **9.61**
Date: **9/1/2023**



Area Symbol: IA011, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
408B	Olin sandy loam, 2 to 5 percent slopes	4.74	49.3%		Ile		64
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.06	42.2%		IIle		50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.40	4.2%		IIlw		87
408C	Olin sandy loam, 5 to 9 percent slopes	0.34	3.5%		Ile		59
782B	Donnan silt loam, 2 to 5 percent slopes	0.07	0.7%		Ile		43
Weighted Average					2.42	*-	58.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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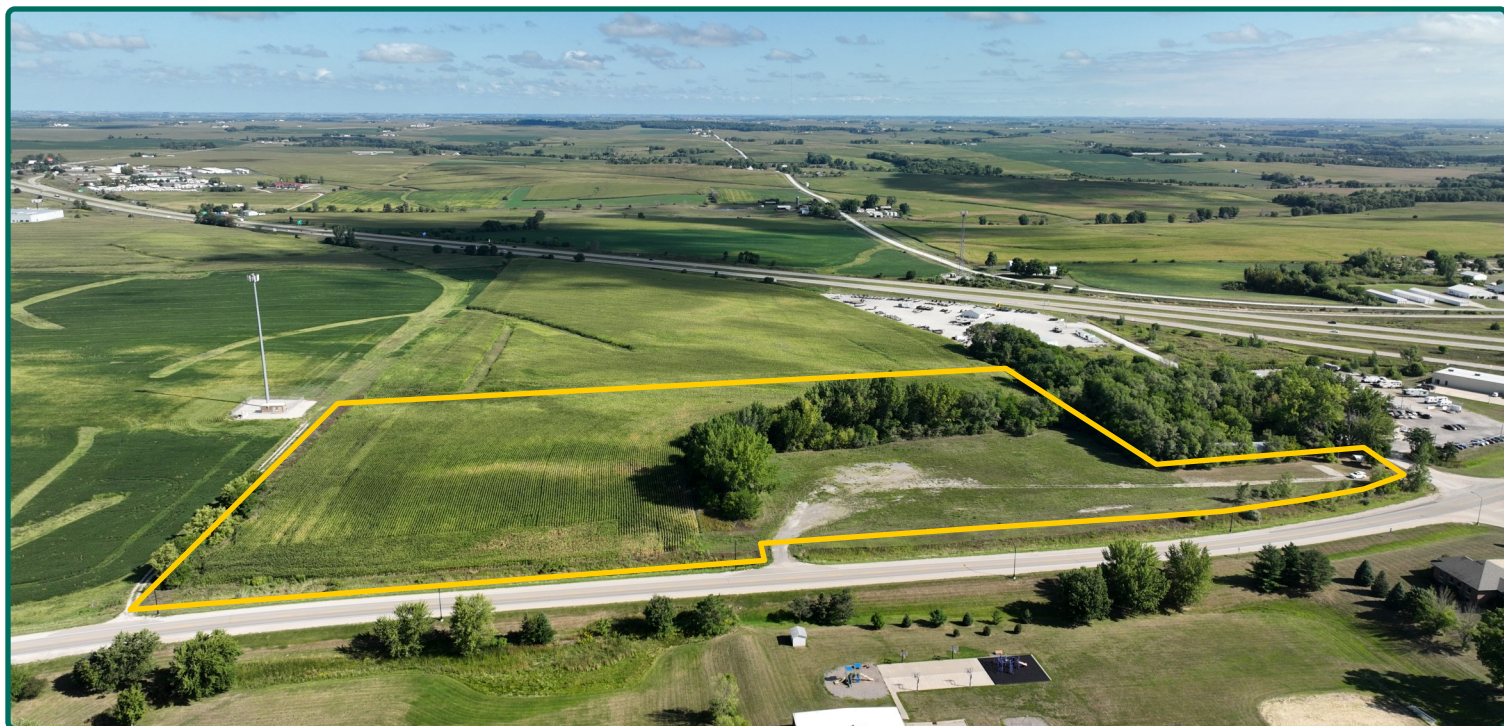
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