

# Land For Sale

**ACREAGE:**

**152.00 Acres, m/l**

**LOCATION:**

**Benton County, IA**



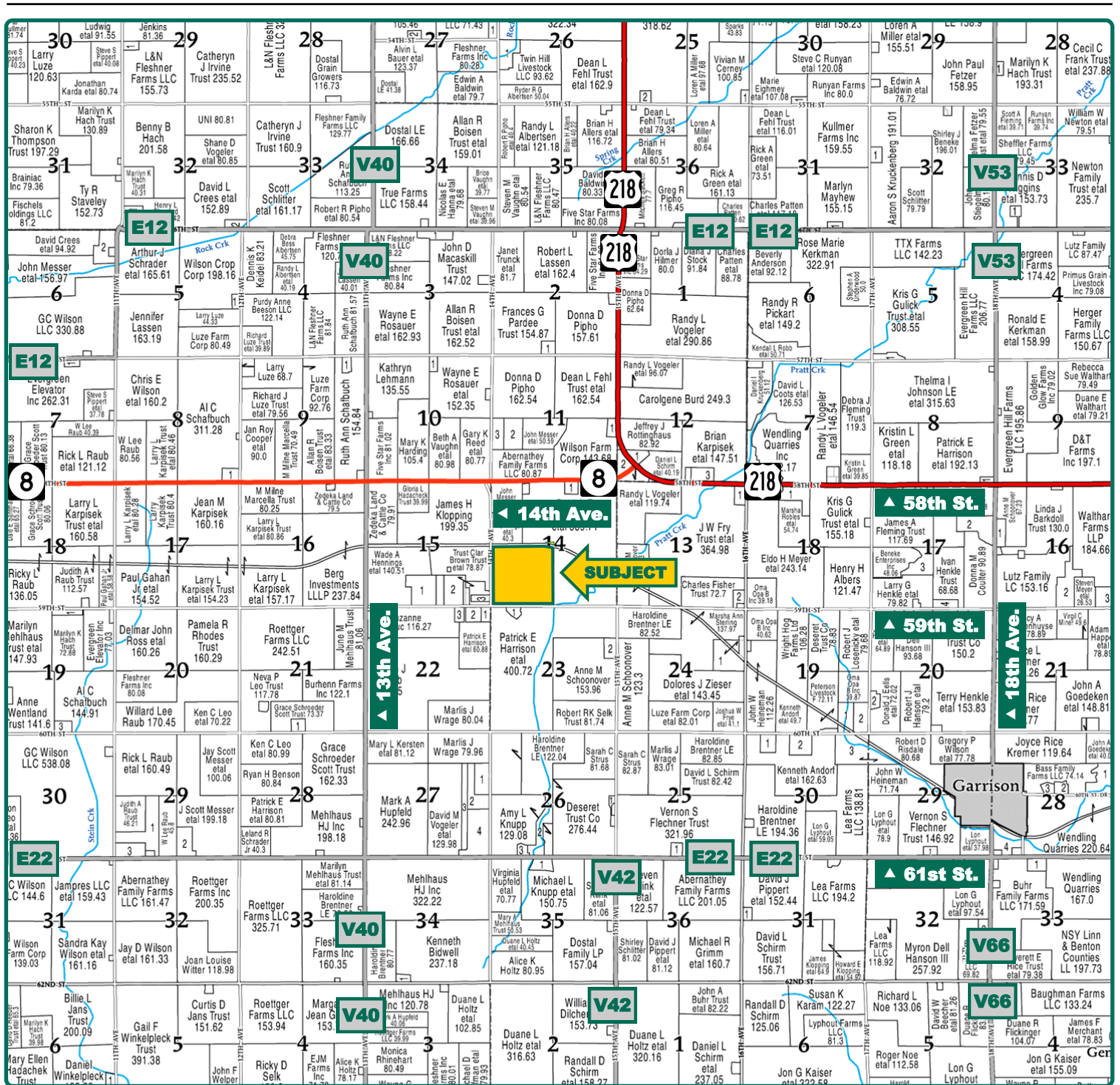
## Property *Key Features*

- Located 6 Miles Northwest of Garrison, Iowa
- 148.23 FSA/Eff. Crop Acres with an 85.10 CSR
- A High-Quality Benton County Farm with Outbuildings

**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**





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<b>FSA/Eff. Crop Acres:</b>	<b>148.23</b>
<b>Corn Base Acres:</b>	<b>80.56</b>
<b>Bean Base Acres:</b>	<b>59.14</b>
<b>Soil Productivity:</b>	<b>85.10 CSR2</b>

## Property Information

### 152.00 Acres, m/l

### Location

**From Garrison:** 2¼ miles north on 18th Ave., 4 miles west on 58th St. and ½ mile south on 14th Ave. The property is on the east side of the road.

### Legal Description

The SW¼ of Section 14, Township 85 North, Range 12 West of the 5th P.M., except the Right of Way of the Chicago, Rock Island and Pacific Railway Company, Benton County, Iowa.

### Price & Terms

- \$2,166,000.00
- \$14,250/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: \$5,524.00  
Net Taxable Acres: 152.00  
Tax Parcel ID #: 80001350

### FSA Data

Farm 1595, Tract 456  
FSA/Eff. Crop Acres: 148.23  
Corn Base Acres: 80.56  
Corn PLC Yield: 158 Bu.  
Bean Base Acres: 59.14  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Colo-Ely and Dinsdale.  
CSR2 on the FSA/Eff. crop acres is 85.10.  
See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

There are two machine sheds on the property that were built in 1940, one is 46' by 40' and the other is 24' by 50'.

### Water & Well Information

There is a well located near the machine sheds.

### Comments

This is an attractive Benton County farm with an 85.10 CSR2.

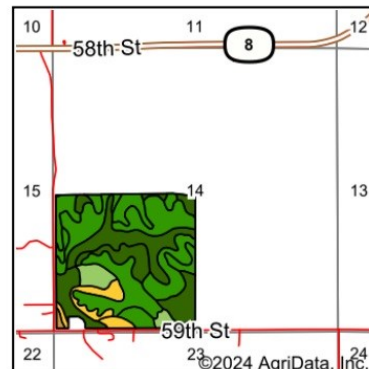
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Benton**  
Location: **14-85N-12W**  
Township: **Monroe**  
Acres: **148.23**  
Date: **3/4/2024**



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	34.40	23.2%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	27.69	18.7%		IIe	94
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	26.38	17.8%		IIIe	85
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	14.16	9.6%		IIIe	84
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	8.89	6.0%		IIIe	90
P162B	Downs silt loam, paha, 2 to 5 percent slopes	8.46	5.7%		IIe	90
171D	Bassett loam, 9 to 14 percent slopes	6.70	4.5%		IIIe	57
171C2	Bassett loam, 5 to 9 percent slopes, eroded	5.63	3.8%		IIIe	77
120B	Tama silty clay loam, 2 to 5 percent slopes	4.44	3.0%		IIe	95
771C	Waubeek silt loam, 5 to 9 percent slopes	4.14	2.8%		IIIe	85
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.23	2.2%		IIw	78
P162D	Downs silt loam, paha, 9 to 14 percent slopes	2.40	1.6%		IIIe	57
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	0.96	0.6%		IIIe	50
P163E	Fayette silt loam, paha, 14 to 18 percent slopes	0.75	0.5%		IVe	38
Weighted Average					2.48	85.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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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