

Land For Sale

ACREAGE:

155.00 Acres, m/l

LOCATION:

Benton County, IA



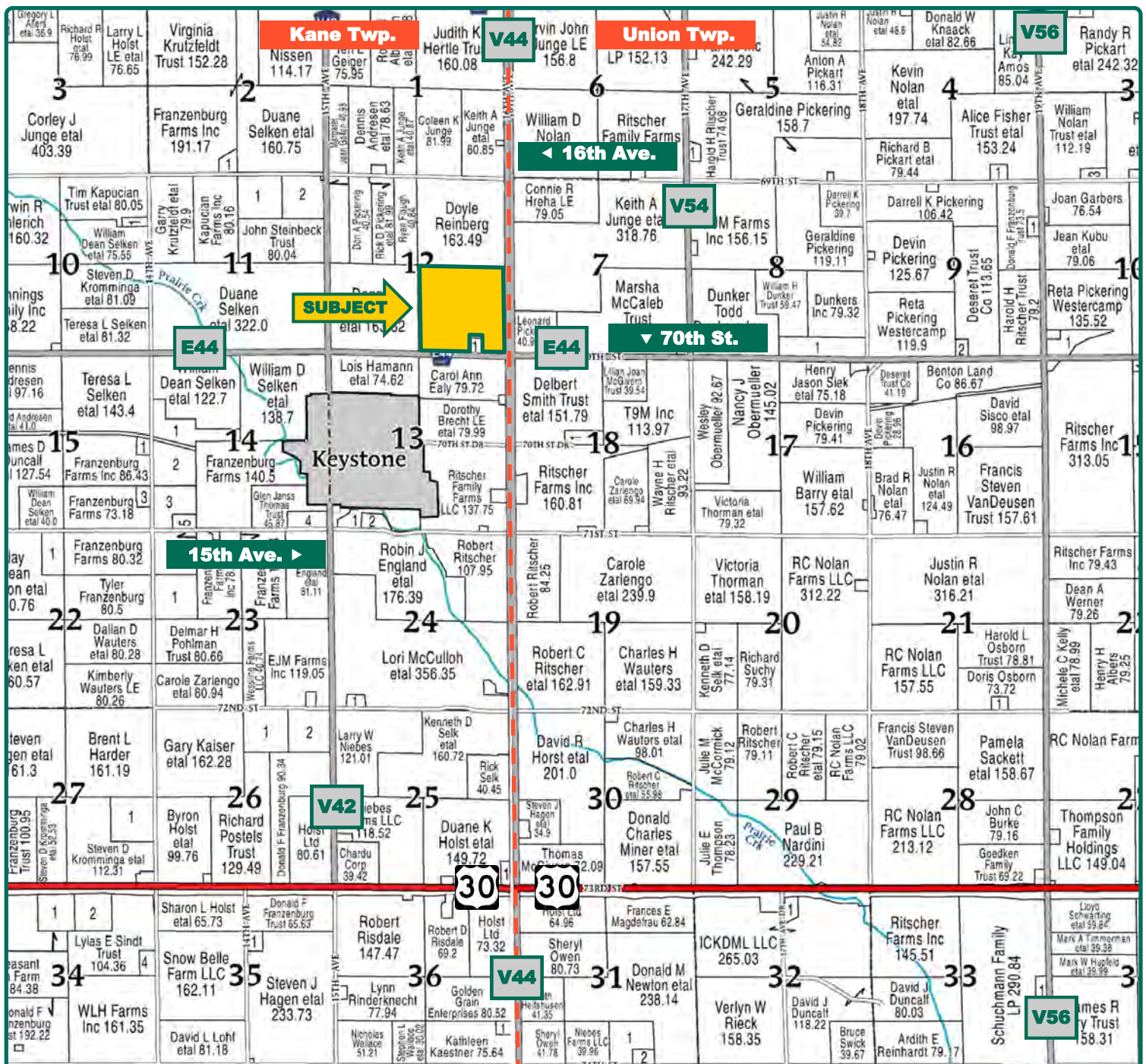
Property Key Features

- High-Quality Farm in a Strong Farming Community
- 135.95 FSA/Eff. Crop Acres Carrying an 86.20 CSR2
- Located Near Keystone, Iowa on a Hard-Surfaced Road

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| | |
|-----------------------------|-------------------|
| FSA/Eff. Crop Acres: | 135.95 |
| CRP Acres: | 12.24 |
| Corn Base Acres: | 74.38 |
| Bean Base Acres: | 58.46 |
| Soil Productivity: | 86.20 CSR2 |

Property Information

155.00 Acres, m/l

Location

From Keystone: go ¼ mile north on 15th Ave./Co. Rd. V42 and then ½ mile east on 70th St./Co. Rd. E44. Property is on the north side of the road.

Legal Description

N½ SE¼; SW¼ SE¼; part of the SE¼ SE¼ of Section 12, Township 83 North, Range 12 West of the 5th P.M., Benton Co., IA.

Price & Terms

- \$2,131,250
- \$13,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,468.00
Gross Acres: 155.00
Net Taxable Acres: 151.32
Tax Parcel ID #: 74024200

Lease Status

Open lease for the 2025 crop year.

FSA Data

Part of Farm Number 8490, Tract 52
FSA/Eff. Crop Acres: 135.95
CRP Acres: 12.24
Corn Base Acres: 74.38
Corn PLC Yield: 172 Bu.
Bean Base Acres: 58.46
Bean PLC Yield: 54 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 12.24 acres enrolled in a CP-21 contract that pays \$246.00/acre - or \$3,014.00 annually - and expires 9/30/2029.

Soil Types/Productivity

Primary soils are Dinsdale and Colo. CSR2 on the FSA/Eff. crop acres is 86.20. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

Level to strongly sloping.

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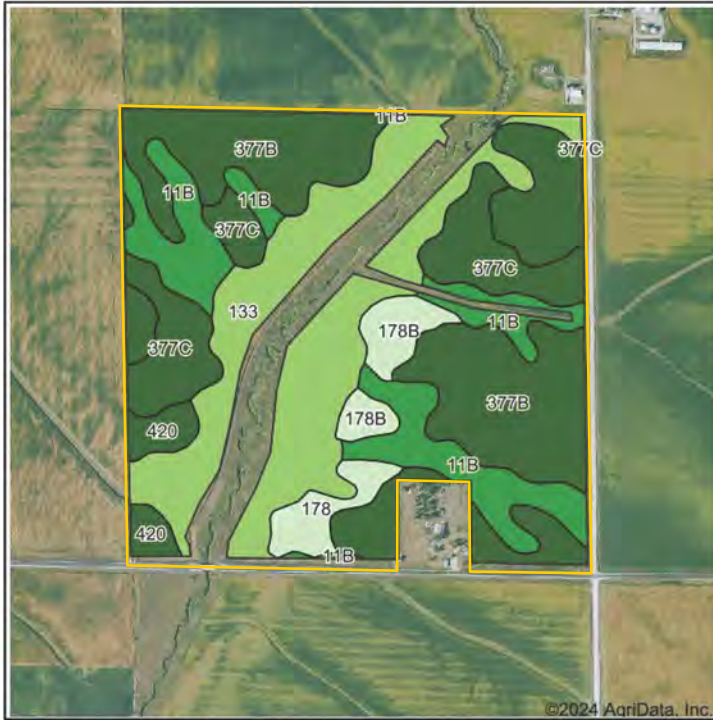
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State: **Iowa**
 County: **Benton**
 Location: **12-83N-12W**
 Township: **Kane**
 Acres: **135.95**
 Date: **7/25/2024**



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** |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 48.33 | 35.5% | | Ile | 94 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 36.49 | 26.8% | | Ilw | 78 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 20.96 | 15.4% | | Ilw | 86 |
| 377C | Dinsdale silty clay loam, 5 to 9 percent slopes | 16.95 | 12.5% | | IIIe | 90 |
| 178B | Waukee loam, 2 to 5 percent slopes | 5.26 | 3.9% | | IIs | 64 |
| 178 | Waukee loam, 0 to 2 percent slopes | 4.16 | 3.1% | | IIs | 69 |
| 420 | Tama silty clay loam, terrace, 0 to 2 percent slopes | 3.80 | 2.8% | | I | 100 |
| Weighted Average | | | | | 2.10 | 86.2 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Drainage

Some tile. Contact agent for tile maps.

Water & Well Information

None.

Buildings/Improvements

There is an approximately 8,000 bushel grain bin with dryer and stirring machine, built in 1981.

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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Southwest looking Northeast



Northeast looking Southwest



South looking North



East looking West



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