

Land For Sale

ACREAGE:

196.09 Acres, m/l

LOCATION:

Benton County, IA

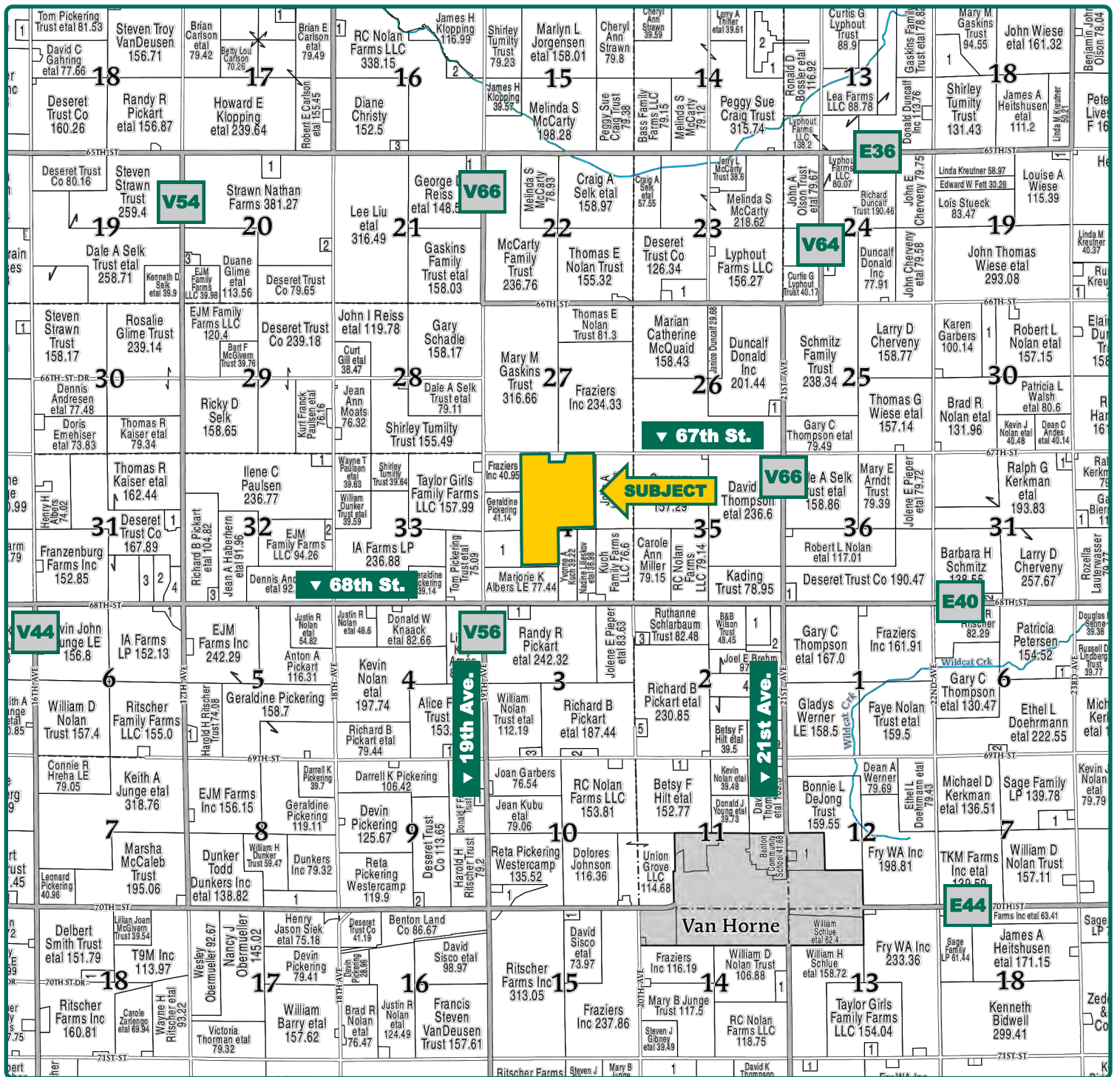


Property Key Features

- Located 3 Miles Northwest of Van Horne, Iowa
- 193.63 FSA/Eff. Crop Acres with a 90.60 CSR2
- Excellent-Quality Farmland in a Strong Area

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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FSA/Eff. Crop Acres:	193.63
Corn Base Acres:	95.00
Bean Base Acres:	95.00
Soil Productivity:	90.60 CSR2

Property Information

196.09 Acres, m/l

Location

From Van Horne: 2½ miles north on 21st Ave. and 1¼ miles west on 67th St. The property is on the south side of the road.

Legal Description

The E½ of the NW¼, the W½ of the NE¼, and the NE¼ of the SW¼, excepting Parcel A, in Section 34, Township 84 North, Range 11 West of the 5th P.M., Benton County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$3,402,161.50~~ \$3,323,725.50
- ~~\$17,350/acre~~ \$16,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$7,338.00
Gross Acres: 196.09
Exempt Road ROW Acres: 1.55
Net Taxable Acres: 194.54
Tax per Net Taxable Acre: \$37.72
Tax Parcel ID #: 31008860 & 31009050

FSA Data

Farm 2570, Tracts 7363 & 9909
FSA/Eff. Crop Acres: 193.63
Corn Base Acres: 95.00
Corn PLC Yield: 155 Bu.
Bean Base Acres: 95.00
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Dinsdale, Colo-Ely and Muscatine. CSR2 on the FSA/Eff. crop acres is 90.60. See soil map for detail.

Land Description

The land is gently rolling.

Drainage

There is tile on this farm. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Field Access Driveway

Currently, there is no direct driveway access to this property. The Sellers are working with the Benton County Secondary Roads Department to determine the location of the field driveway. Contact the listing agent for details.

Comments

This is an excellent-quality farm with a 90.60 CSR2, located three miles northwest of Van Horne.

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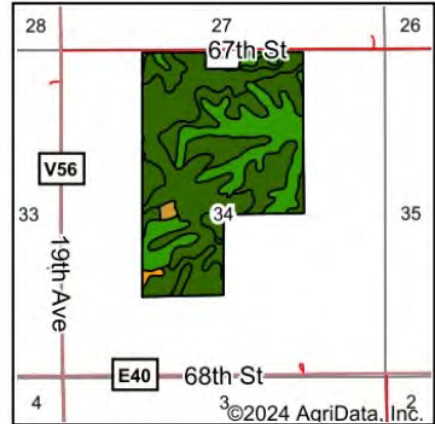
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State: **Iowa**
 County: **Benton**
 Location: **34-84N-11W**
 Township: **Big Grove**
 Acres: **193.63**
 Date: **8/13/2024**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	65.23	33.8%		Ile	94
11B	Colo-Ely complex, 0 to 5 percent slopes	52.17	26.9%		Iiw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	51.02	26.3%		IIle	90
119	Muscatine silty clay loam, 0 to 2 percent slopes	20.70	10.7%		Iw	100
118	Garwin silty clay loam, 0 to 2 percent slopes	1.78	0.9%		Iiw	90
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.60	0.8%		IIiw	36
782B	Donnan silt loam, 2 to 5 percent slopes	1.13	0.6%		Ile	43
Weighted Average					2.16	90.6

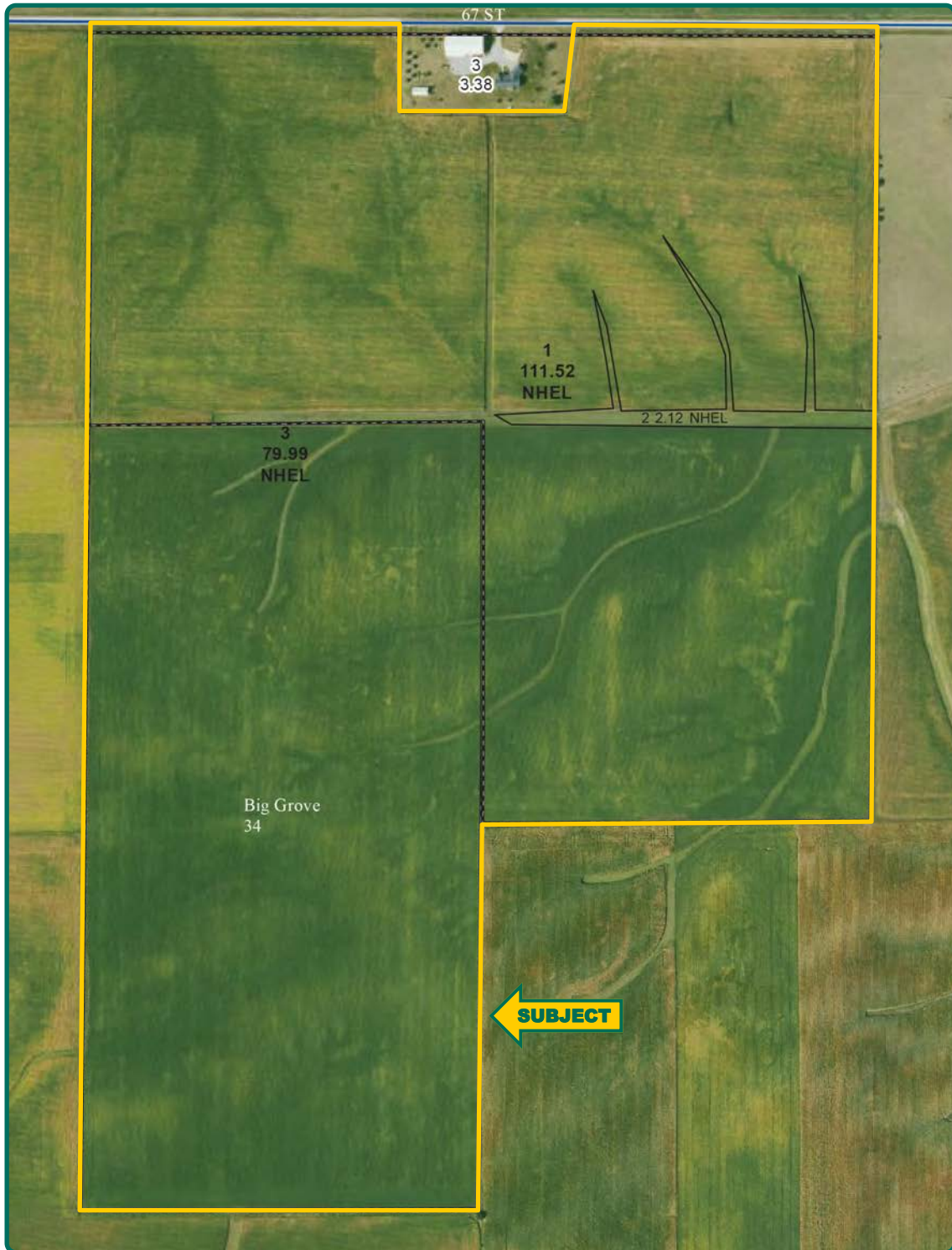
**IA has updated the CSR values for each county to CSR2.

*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.

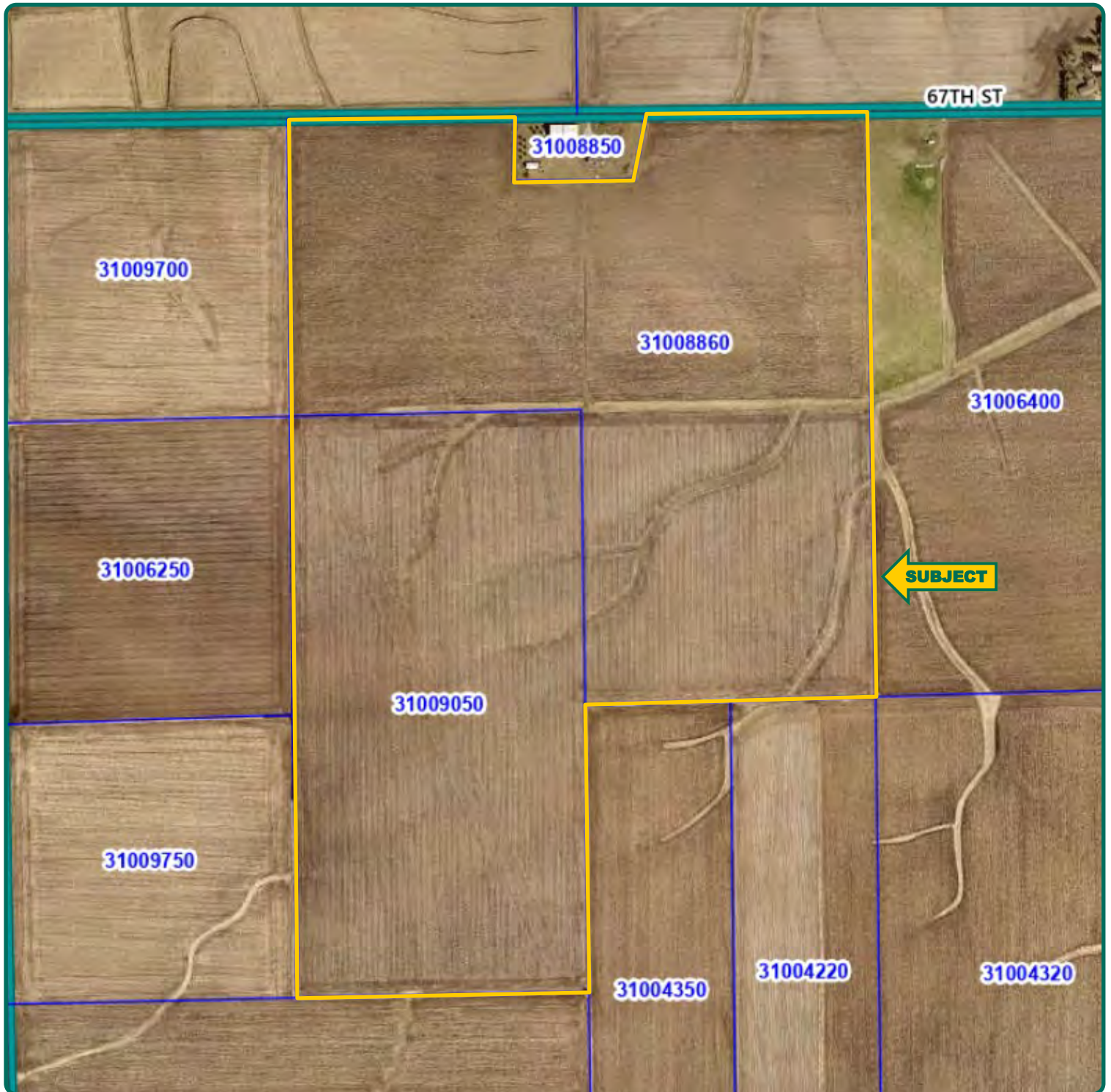
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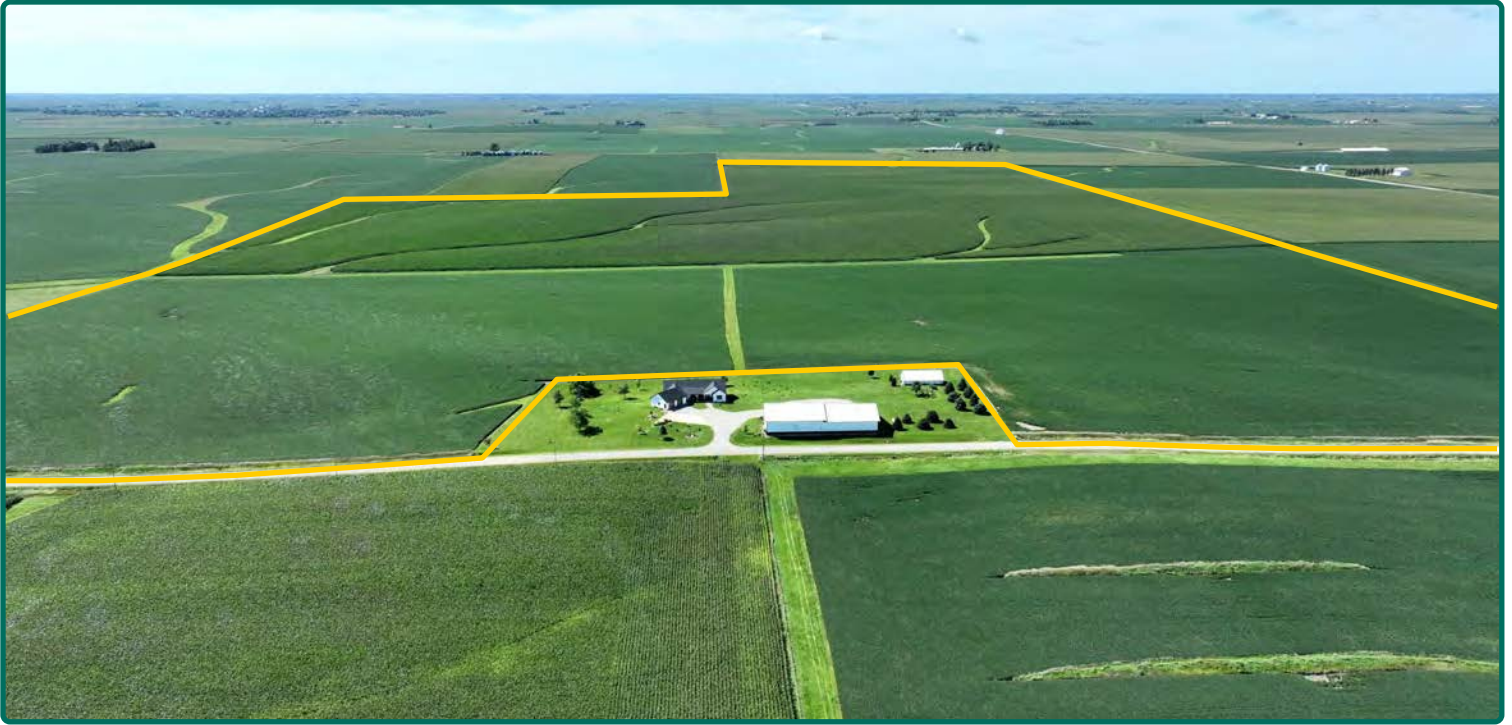
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