

Land For Sale

ACREAGE:

77.16 Acres, m/l

LOCATION:

Benton County, IA

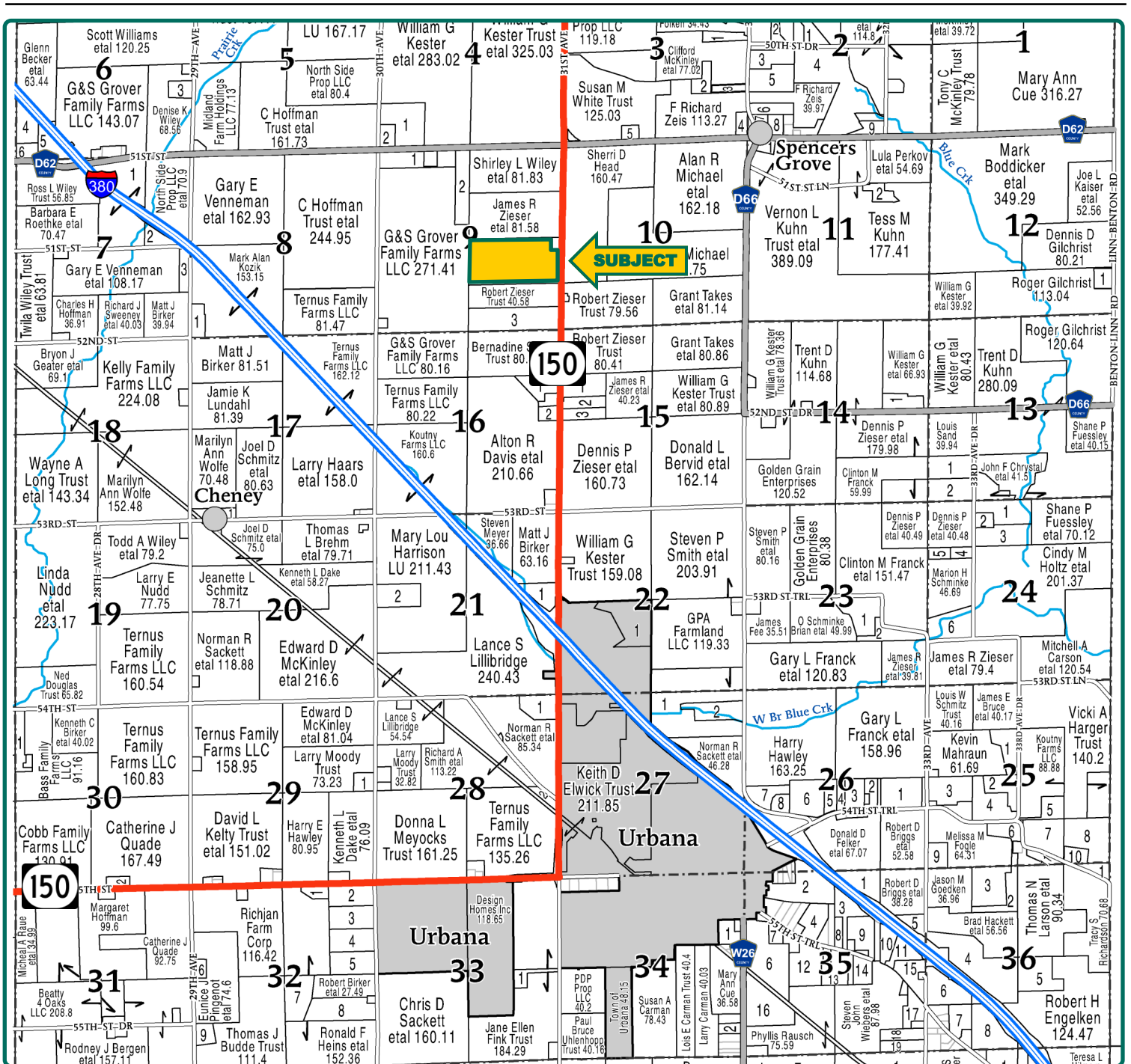


Property Key Features

- Located 2 Miles North of Urbana, Iowa Along Hwy 150
- 68.91 FSA/Eff. Crop Acres with a CSR2 of 80.30
- Quality Farm Located Along a Hard-Surfaced Road

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FSA/Eff. Crop Acres:	68.91
Corn Base Acres:	46.00
Bean Base Acres:	20.00
Soil Productivity:	80.30 CSR2

Property Information

77.16 Acres, m/l

Location

From Urbana: Go 2 miles north on Hwy 150. The farm is located on the west side of the highway.

Legal Description

N½ SE¼, excluding acreage site in NE¼, Section 9, Township 86 North, Range 9 West of the 5th P.M., Benton Co., IA.

Price & Terms

- \$940,000
- \$12,182.48/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024-2025: \$3,282.00
Gross Acres: 77.16
Net Taxable Acres: 76.18
Tax per Net Taxable Acre: \$43.08
Tax Parcel ID #: 83024760

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 8674, Tract 3303
FSA/Eff. Crop Acres: 68.91
Corn Base Acres: 46.00
Corn PLC Yield: 150 Bu.
Bean Base Acres: 20.00
Bean PLC Yield: 44 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Kenyon loam. CSR2 on the FSA/Eff. crop acres is 80.30. 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

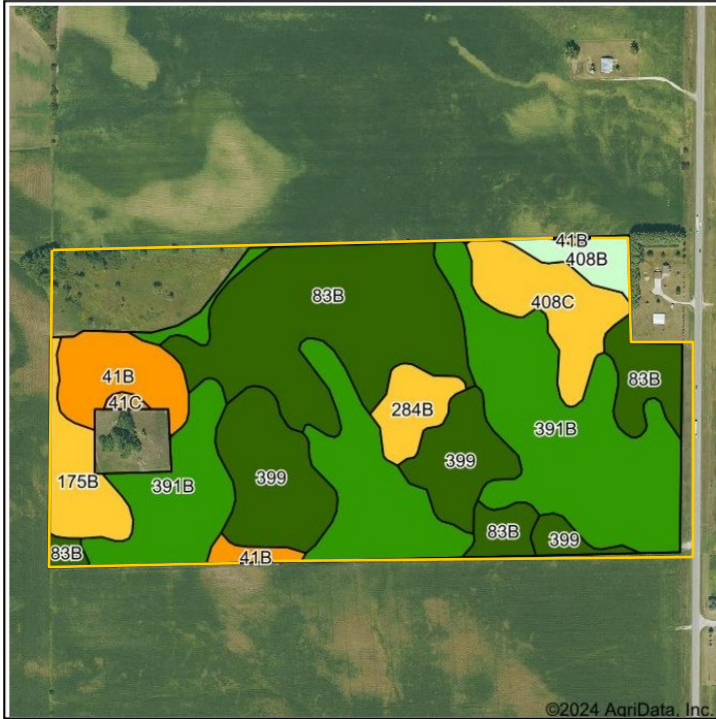
Nearly level to gently sloping.

Drainage

Natural with some tile. Contact agent for tile maps.

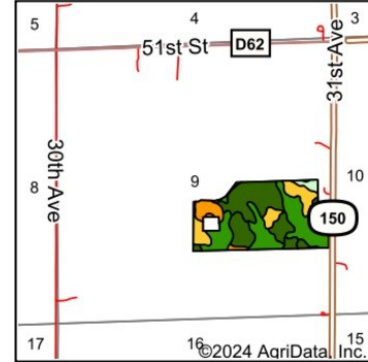
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Benton**
Location: **9-86N-9W**
Township: **Polk**
Acres: **68.91**
Date: **8/29/2024**



Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	25.75	37.3%			IIw	87	
83B	Kenyon loam, 2 to 5 percent slopes	17.90	26.0%			IIe	90	
399	Readlyn silt loam, 1 to 3 percent slopes	9.55	13.9%			Iw	91	
408C	Olin sandy loam, 5 to 9 percent slopes	4.53	6.6%			IIe	59	
41B	Sparta loamy sand, 2 to 5 percent slopes	4.31	6.3%			IVs	IIe	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.06	4.4%			IIIe	50	
284B	Flagler sandy loam, 2 to 5 percent slopes	2.08	3.0%			IIIe	51	
408B	Olin sandy loam, 2 to 5 percent slopes	1.50	2.2%			IIe	64	
41C	Sparta loamy sand, 5 to 9 percent slopes	0.23	0.3%			IVs	IIe	
				Weighted Average		2.07	*-	80.3

Buildings/Improvements

None.

Water & Well Information

None.

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



Northwest Looking Southeast



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Northeast Looking Southwest



East Looking West



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