

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Benton County, IA



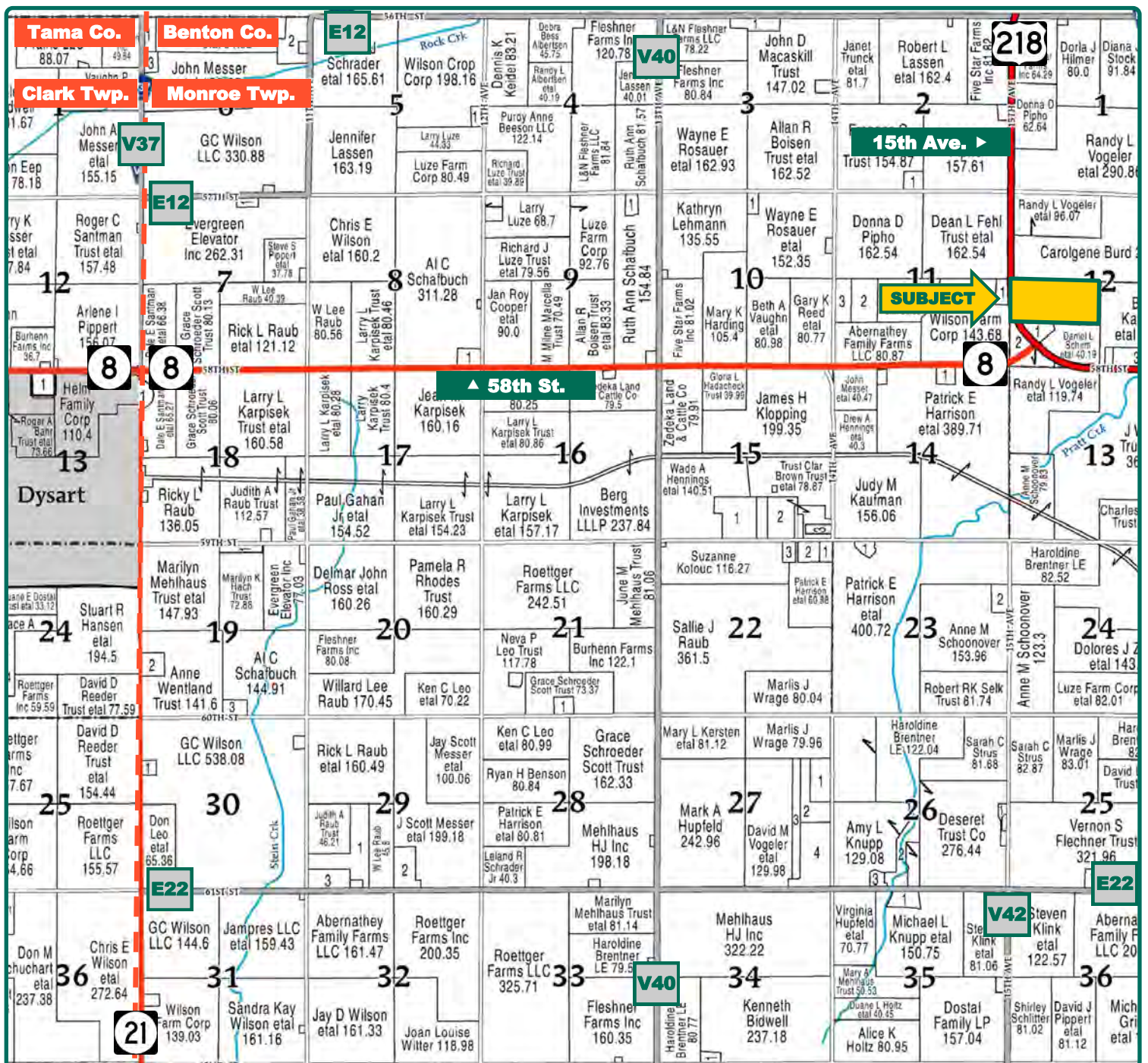
Property Key Features

- Located 5 Miles Northeast of Dysart, Iowa
- Highly Tillable Farm with a CSR2 of 83.20
- Well-Maintained Row Crop Farm with Quality Access Along U.S. Route 218

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FSA/Eff. Crop Acres:	73.85
Corn Base Acres:	44.20
Bean Base Acres:	26.40
Soil Productivity:	83.20 CSR2

Property Information

80.00 Acres, m/l

Location

From Dysart: Go east on Hwy 8 / 58th St. for 5.2 miles and then north on U.S. Route 218 / 15 Ave. for 0.3 miles. The farm is located on the east side of the road.

Legal Description

N½ of the SW¼ in Section 12, Township 85 North, Range 12 West of the 5th P.M., Benton Co., IA.

Price & Terms

PRICE REDUCED!

- ~~\$1,050,000~~ \$980,000
- ~~\$13,125/acre~~ \$12,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

As negotiated.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,632.00
Gross Acres: 80.00
Net Taxable Acres: 74.30
Tax per Net Taxable Acre: \$35.42
Tax Parcel ID #: 79020900

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 5704, Tract 9613
FSA/Eff. Crop Acres: 73.85
Corn Base Acres: 44.20
Corn PLC Yield: 174 Bu.
Bean Base Acres: 26.40
Bean PLC Yield: 47 Bu.

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Kenyon, Colo-Ely and Dinsdale. CSR2 on the FSA/Eff. crop acres is 83.20. See soil map for detail.

Mineral Rights

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

Fertility Data

Soil tests completed in 2019 by North Iowa Agronomy Partners.
P: 110.60
K: 211.90
pH: N/A

Land Description

Nearly level to moderately sloping.

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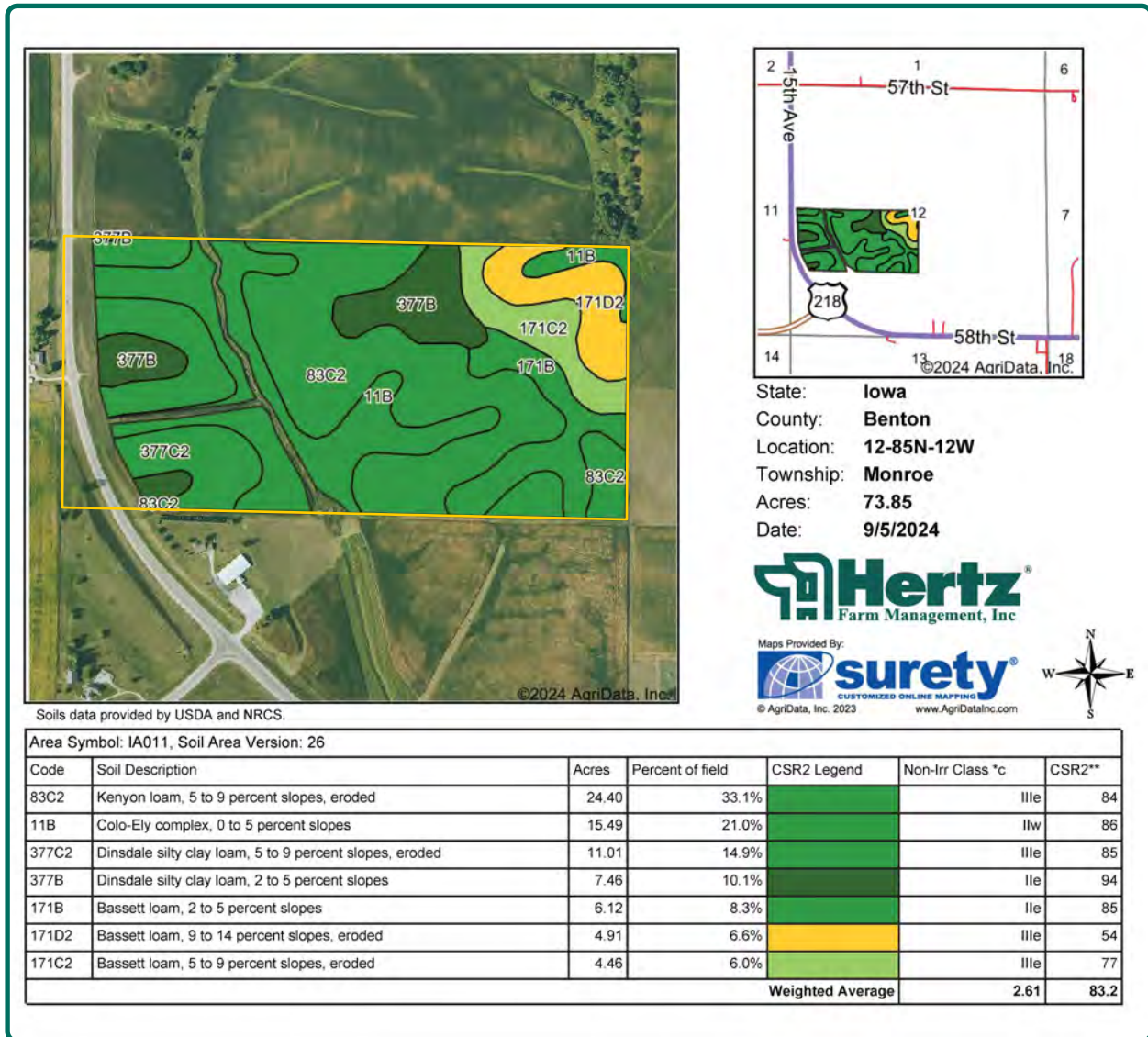
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Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

High-quality farm located between Dysart and Vinton.

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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Northwest looking Southeast



Southeast looking Northwest



West looking East



East looking West



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