

# Land For Sale

**ACREAGE:**

**76.91 Acres, m/l**

**LOCATION:**

**Benton County, IA**



## Property Key Features

- Located on the Southeast Side of Belle Plaine, Iowa
- 66.31 FSA/Eff. Crop Acres with a 61.90 CSR2
- Mixture of Productive Farmland & Timber

**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**





**FSA/Eff. Crop Acres: 66.31**  
**Corn Base Acres: 19.55\***  
**Soil Productivity: 61.90 CSR2**

*\*Acres are estimated.*

## Property Information

**76.91 Acres, m/l**

### Location

**From Belle Plaine:** Following 78th St. Trail out to the edge of the city limits, the property is on the north side of the road.

### Legal Description

That part of the SE¼ SE¼ SW¼ in Section 21, S½ SW¼ SE¼ in Section 21, S¼ SE¼ SE¼ in Section 21, N½ NW¼ NE¼ in Section 28, S½ NW¼ NE¼ lying north of the road in Section 28, and NW¼ NE¼ NE¼ in Section 28, all in Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa. Final abstract to govern legal description.

### Price & Terms

#### PRICE REDUCED!

- ~~\$765,254.50~~ \$726,799.50
- ~~\$9,950/acre~~ \$9,450/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: \$2,008.00  
 Net Taxable Acres: 76.91  
 Tax per Net Taxable Acre: \$26.11\*  
 Tax Parcel ID #: 04000950, part of 6608650 & 6609150

*\*Taxes estimated pending tax parcel split. Benton County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Farm 4831, Part of Tract 8819  
 FSA/Eff. Crop Acres: 66.31  
 Corn Base Acres: 19.55\*  
 Corn PLC Yield: 111 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

### Soil Types/Productivity

Primary soil is Fayette. CSR2 on the FSA/ Eff. crop acres is 61.90. 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

The terrain is gently rolling to rolling.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This productive Benton County farm includes cropland with a 61.90 CSR2 and mature timber.

### Additional Land for Sale

Seller has an additional tract of land for sale located east of this property. See Additional Land Aerial Photo.

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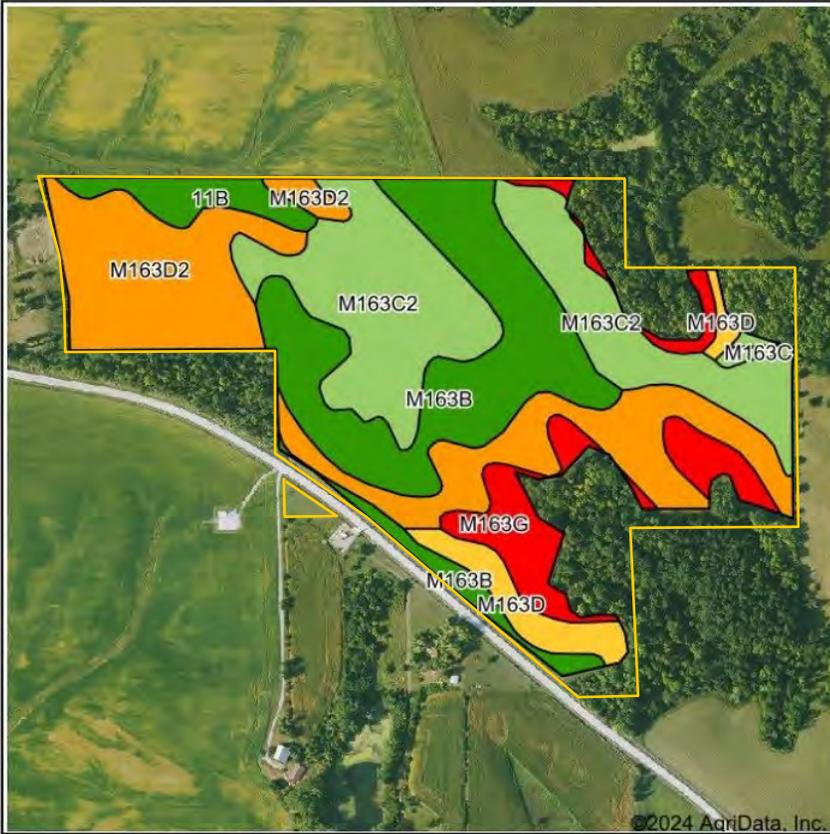
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Soils data provided by USDA and NRCS.



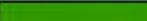
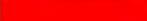
State: **Iowa**  
 County: **Benton**  
 Location: **28-82N-12W**  
 Township: **Iowa**  
 Acres: **66.31**  
 Date: **9/18/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	19.30	29.1%		IIIe	47
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	18.48	27.9%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	16.18	24.4%		Ile	84
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	6.35	9.6%		VIIe	5
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	2.99	4.5%		IIIe	50
11B	Colo-Ely complex, 0 to 5 percent slopes	2.53	3.8%		IIw	86
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.48	0.7%		IIIe	79
<b>Weighted Average</b>					<b>3.10</b>	<b>61.9</b>

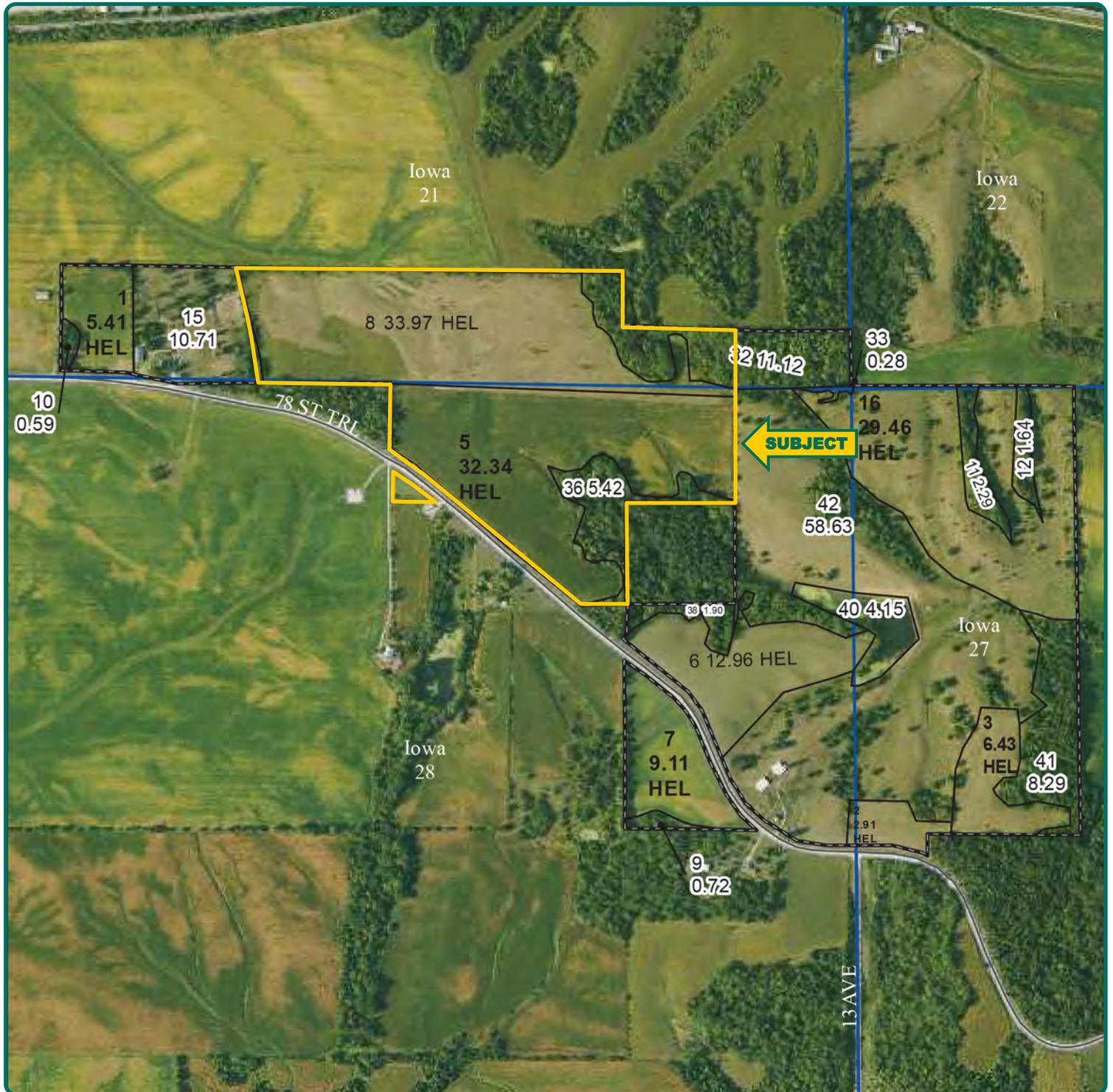
\*\*IA has updated the CSR values for each county to CSR2.

\*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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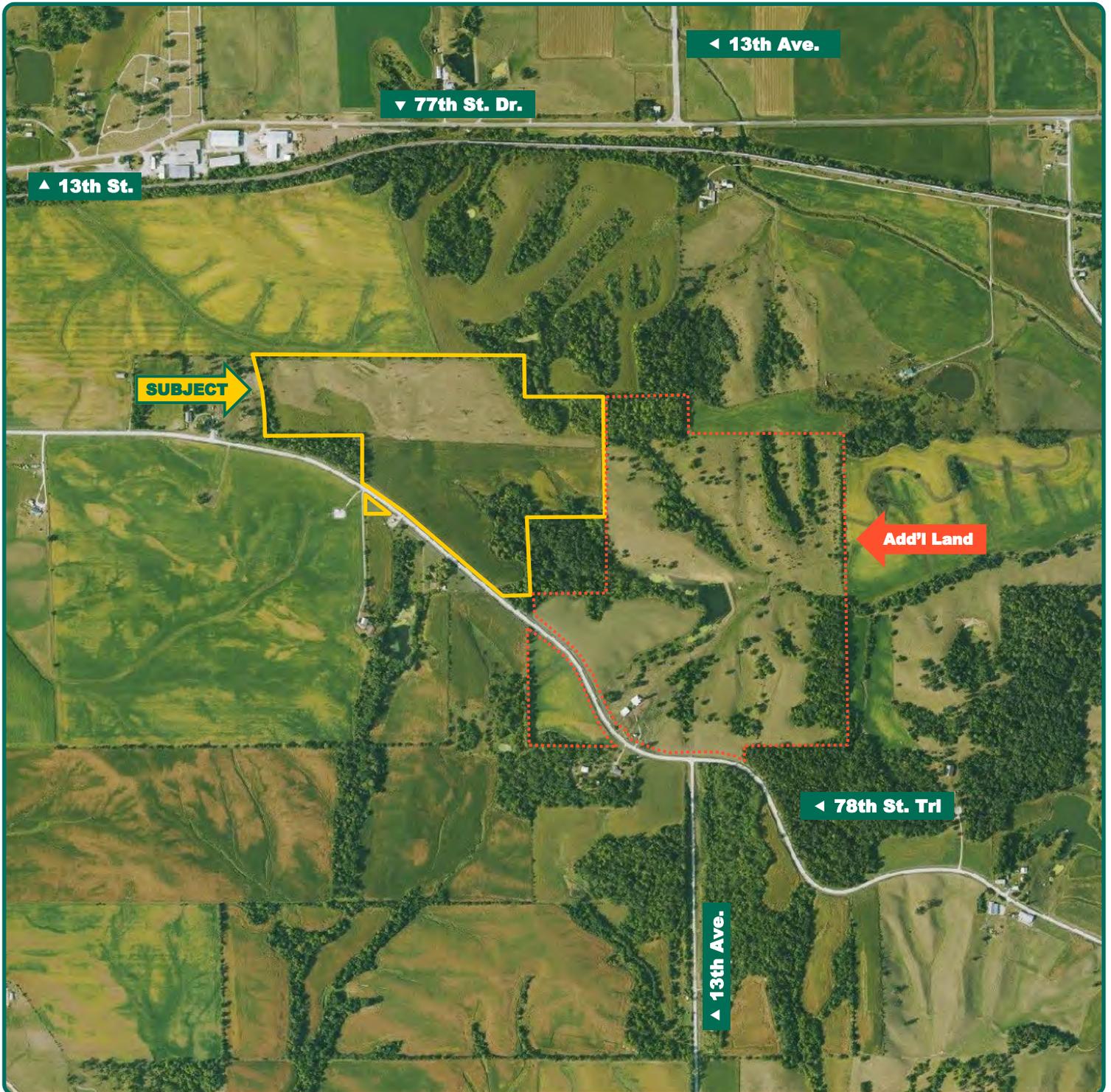
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# Additional Land Aerial Photo



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