

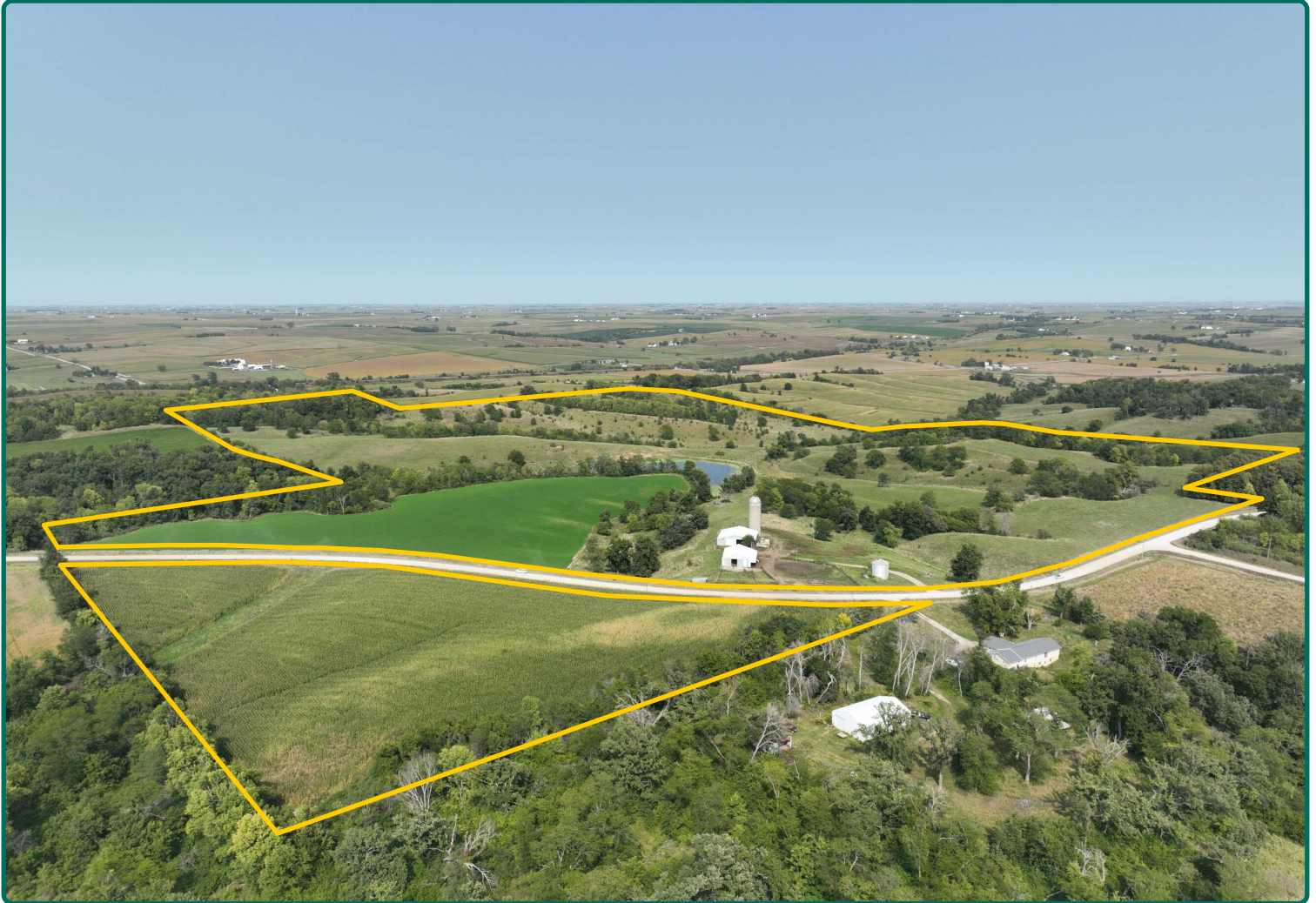
# Land For Sale

**ACREAGE:**

**142.15 Acres, m/l**

**LOCATION:**

**Benton County, IA**

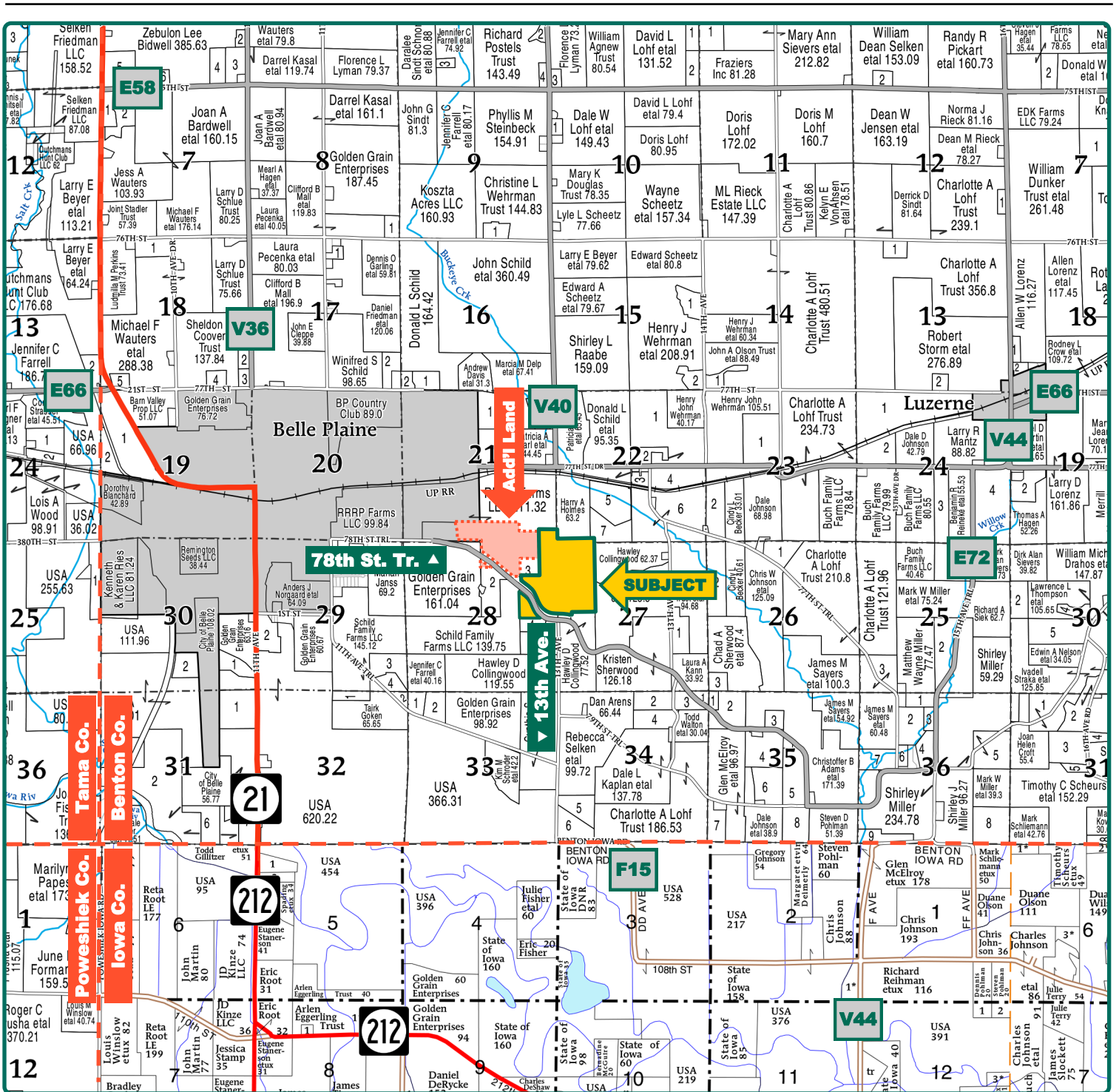


## Property Key Features

- Located Southeast of Belle Plaine, Iowa
- 60.87 FSA/Eff. Crop Acres with a 46.60 CSR2
- Includes Livestock Buildings & Grain Bin, Ideal for Cow/Calf Operation

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**FSA/Eff. Crop Acres:** 60.87  
**Corn Base Acres:** 17.95\*  
**Soil Productivity:** 46.60 CSR2

*\*Acres are estimated.*

## Property Information

**142.15 Acres, m/l**

### Location

**From Belle Plaine:** ½ mile east on 78th St. Trail. The property is on the north side of the road.

### Address

1295 78th Street Trail  
Belle Plaine, Iowa 52208

### Legal Description

That part of: S½ SE¼ SE¼ SE¼ in Section 21, E½ NE¼ NE¼ of Section 28, SE¼ NE¼ in Section 28, NE¼ SE¼ lying north of the road in Section 28, W½ NW¼ in Section 27, NW¼ NW¼ SW¼ lying north of the road in Section 27, all in Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa. Final abstract to govern legal description.

### Price & Terms

- \$1,115,877.50
- \$7,850/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: \$2,662.00  
Net Taxable Acres: 142.15

Tax Parcel ID #s: 66009000, 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: 60.87  
Corn Base Acres: 17.95\*  
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 46.60. 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 rolling.

### Drainage

The drainage is natural.

### Buildings/Improvements

Two open-front cattle sheds and a grain bin.

### Water & Well Information

This property is served by the rural water system.

### Pond

There is an attractive pond in the center of the farm.

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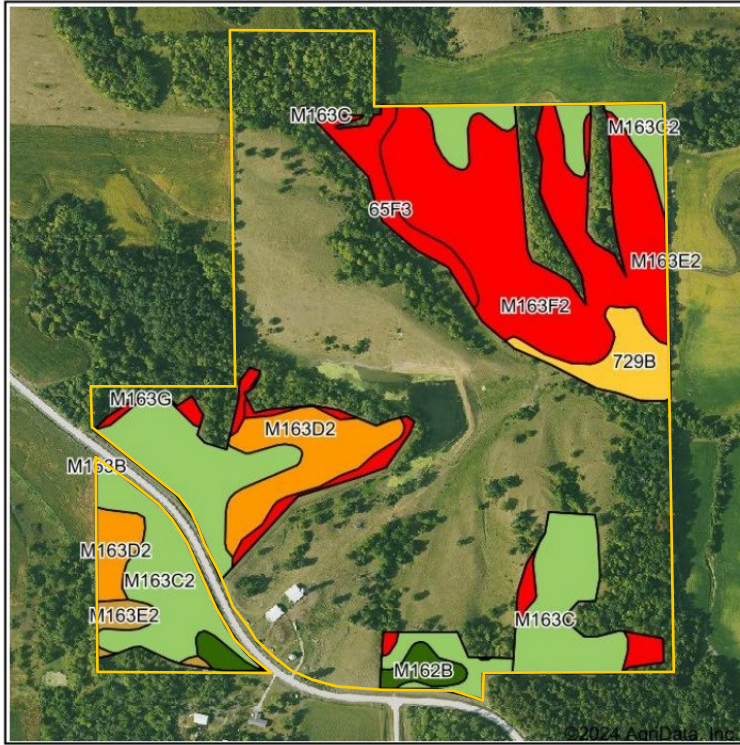
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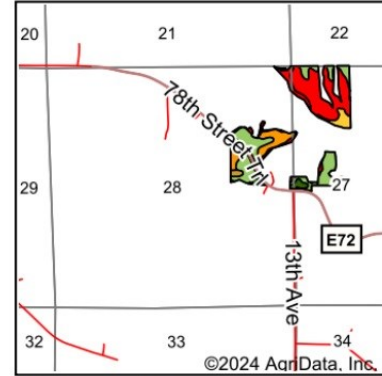
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Soils data provided by USDA and NRCS.












State: **Iowa**  
County: **Benton**  
Location: **28-82N-12W**  
Township: **Iowa**  
Acres: **60.87**  
Date: **9/19/2024**



Maps Provided By:



Area Symbol: IA011, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	22.58	37.0%		Vle	18
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	15.37	25.3%		IIIe	76
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	7.24	11.9%		IIIe	79
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	6.74	11.1%		IIIe	47
729B	Nodaway-Radford silt loams, 2 to 5 percent slopes	2.99	4.9%		IIw	56
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	2.60	4.3%		VIIe	5
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	1.74	2.9%		Ile	90
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.92	1.5%		IVe	36
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.69	1.1%		VIIe	5
<b>Weighted Average</b>					<b>4.27</b>	<b>46.6</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Comments

A nice Benton County farm offering a versatile mixture of cropland, timber and pond. Ideal for a cow/calf operation, this property also provides opportunities for a variety of outdoor recreational activities.

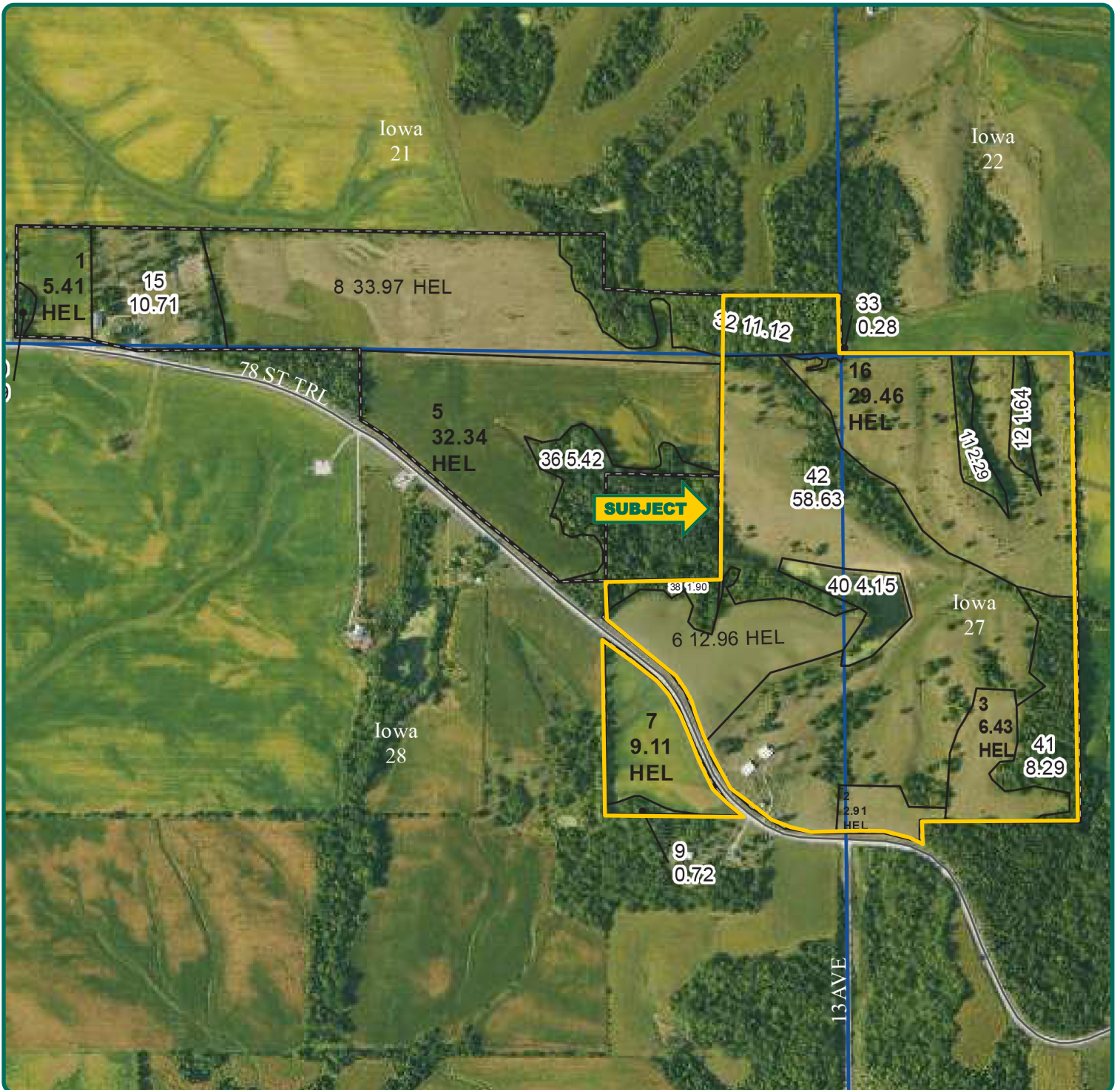
## Additional Land for Sale

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

*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.*

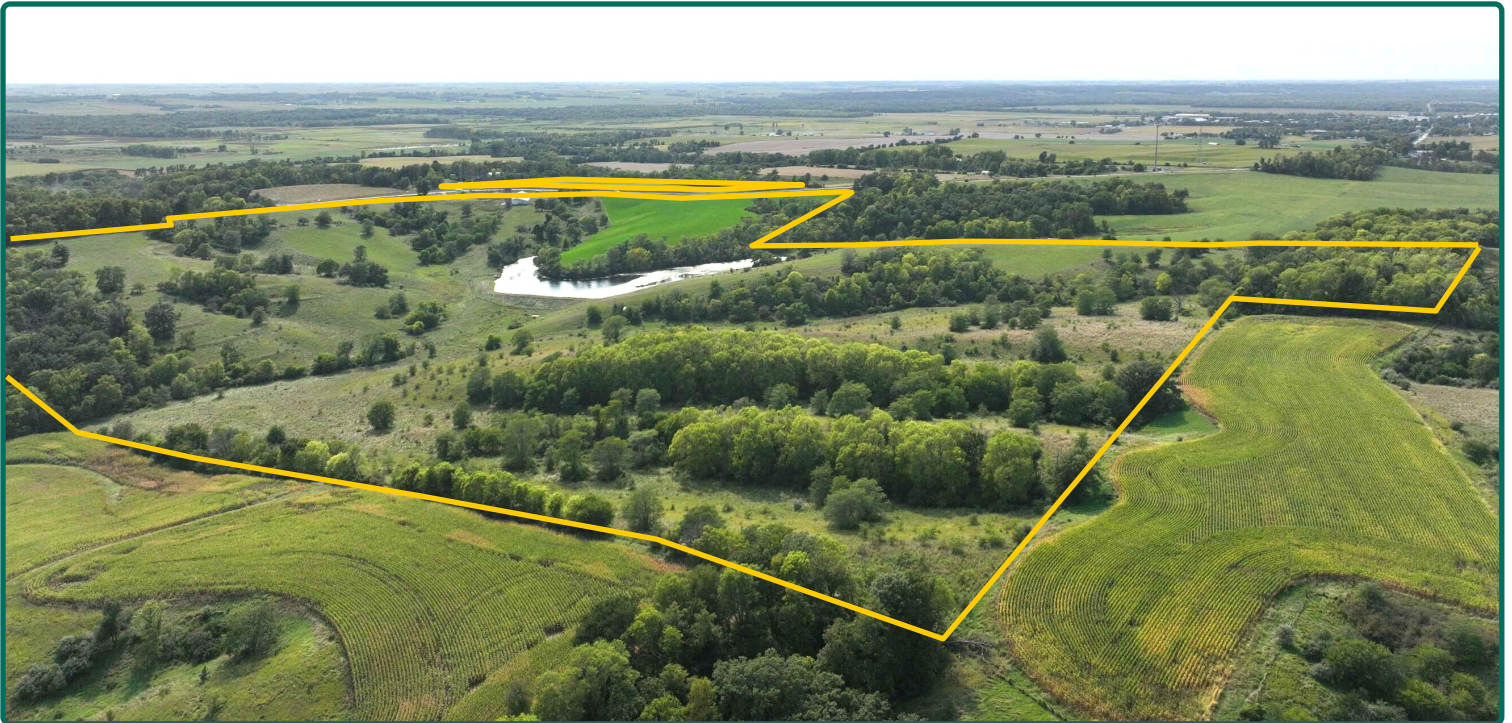
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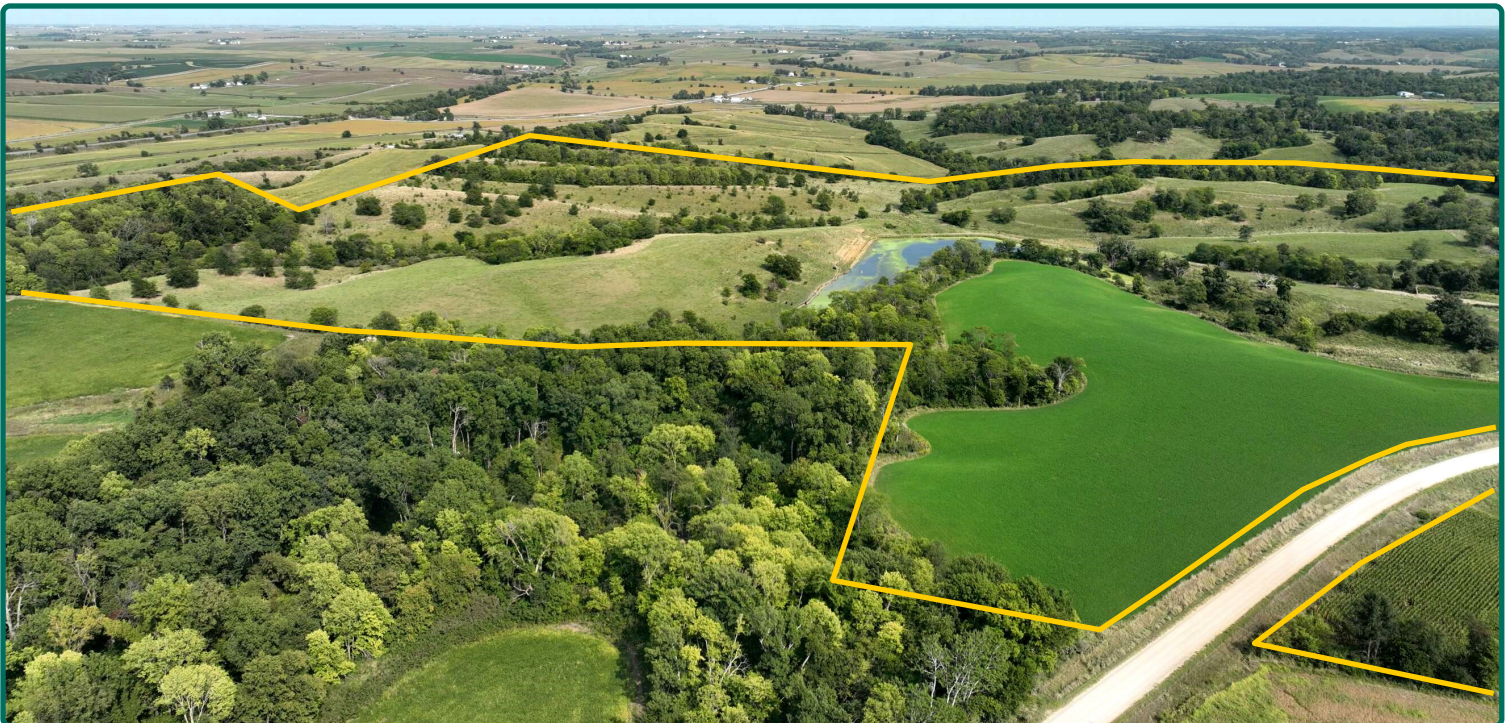
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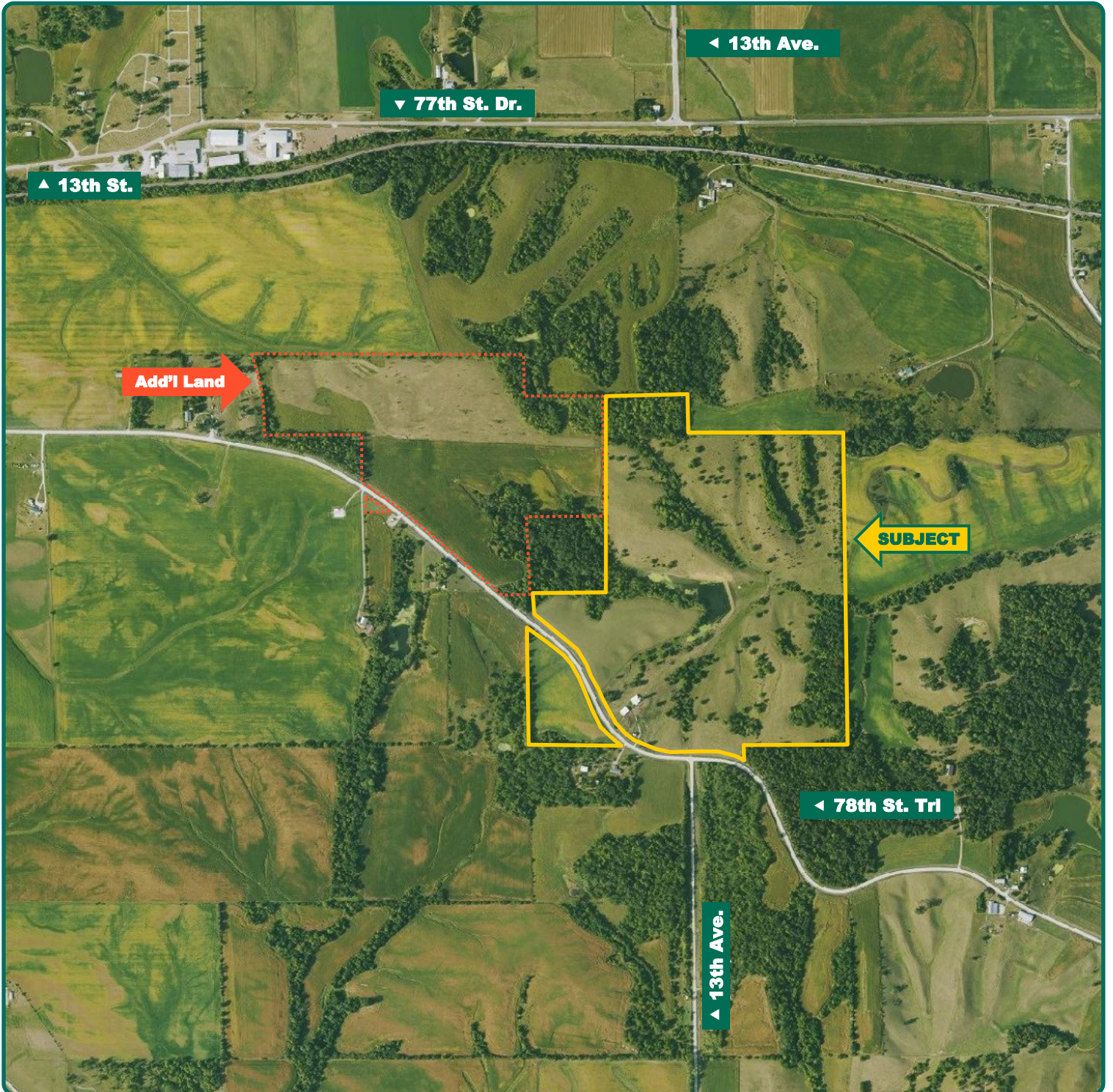
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# Additional Land Aerial Photo



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