

## Van Land, Inc. Farm



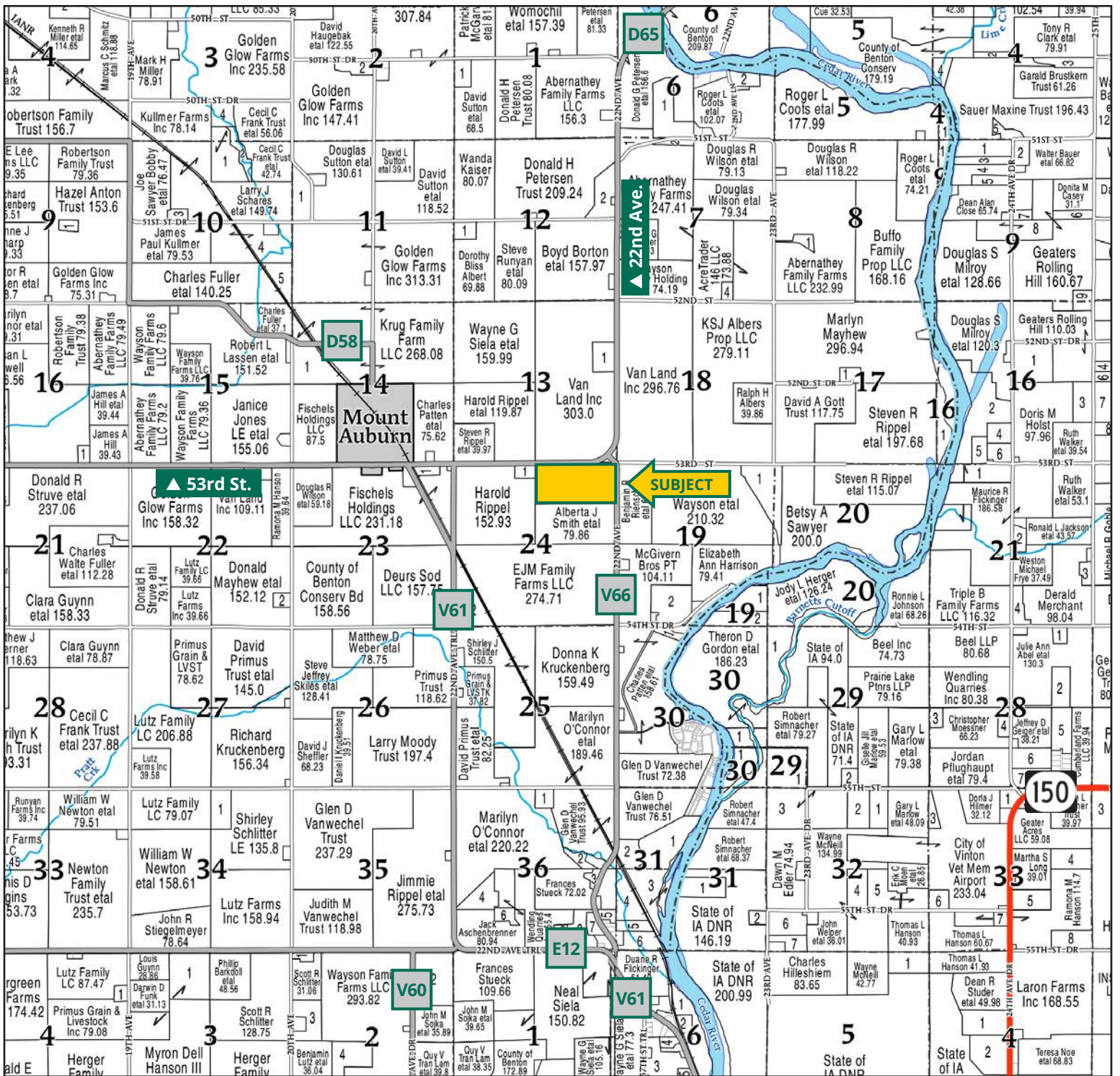
**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag



**RYAN KAY, AFM, ALC**  
*Licensed Salesperson in IA*  
**319.826.5715**  
RyanK@Hertz.ag

**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**80.00 Acres, m/I**  
**Benton County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
 319.721.4068  
 TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
 319.826.5715  
 RyanK@Hertz.ag

FSA/Eff. Crop Acres: 50.36 | CRP Acres: 23.38 | Soil Productivity: 83.10 CSR2

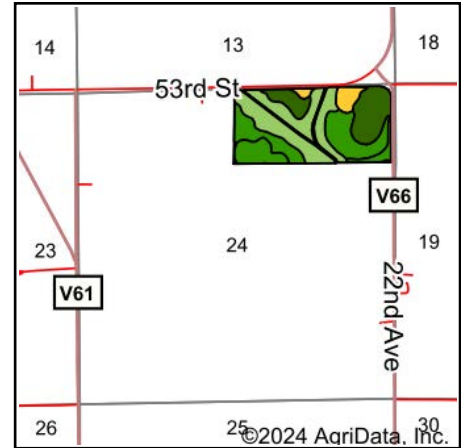


©NAIP/Iowa Imagery: 2019

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
319.826.5715  
RyanK@Hertz.ag



State: **Iowa**  
 County: **Benton**  
 Location: **24-86N-11W**  
 Township: **Cedar**  
 Acres: **73.74**  
 Date: **12/12/2024**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023      www.AgridataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	25.22	34.1%		IIw	78
291	Atterberry silt loam, 1 to 3 percent slopes	11.43	15.5%		Iw	85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	11.11	15.1%		IIe	94
407B	Schley loam, 1 to 4 percent slopes	8.06	10.9%		IIw	82
771B	Waubeek silt loam, 2 to 5 percent slopes	6.29	8.5%		IIe	89
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	4.76	6.5%		Iw	100
177B	Saude loam, 2 to 5 percent slopes	3.43	4.7%		IIs	55
11B	Colo-Ely complex, 0 to 5 percent slopes	2.37	3.2%		IIw	86
350B	Waukegan silt loam, 2 to 5 percent slopes	1.07	1.5%		IIe	55
<b>Weighted Average</b>					<b>1.78</b>	<b>83.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

**From Mount Auburn:** ¾ mile east on 53rd St. The property is on the south side of the road.

### Simple Legal

N½ NE¼ of Section 24, Township 86 North, Range 11 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$840,000.00
- \$10,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024-2025: \$3,030.00  
Gross Acres: 80.00  
Net Taxable Acres: 75.90  
Tax per Net Taxable Acre: \$39.92

### Lease Status

Open lease for 2025 crop year.

### FSA Data

Farm Number 7240, Part of Tract 10922  
FSA/Eff. Crop Acres: 50.36  
CRP Acres: 23.38  
Corn Base Acres: 27.45\*  
Corn PLC Yield: 182 Bu.  
Bean Base Acres: 22.91\*  
Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

### CRP Contracts

There are two CRP contracts on this property:

- There are 9.09 acres enrolled in a CP-42 contract that pays \$2,927.07 annually and expires September 30, 2027.
- There are 14.29 acres enrolled in a CP-21 contract that pays \$3,315.28 annually and expires September 30, 2030.

### Soil Types/Productivity

Primary soils are Colo, Atterberry and Dinsdale. CSR2 on the FSA/Eff. crop acres plus CRP acres is 83.10. 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 level to gently rolling.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This nice farm is located about one mile east of Mount Auburn, along a hard-surfaced road. It includes 50.36 acres of productive farmland and 23.38 acres of native grass enrolled in CRP, offering revenue, habitat for wildlife, and recreational opportunities.



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.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**

319.721.4068

TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**

319.826.5715

RyanK@Hertz.ag

Southeast Corner Looking Northwest



East Side Looking West



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
319.826.5715  
RyanK@Hertz.ag

Northwest Corner Looking Southeast



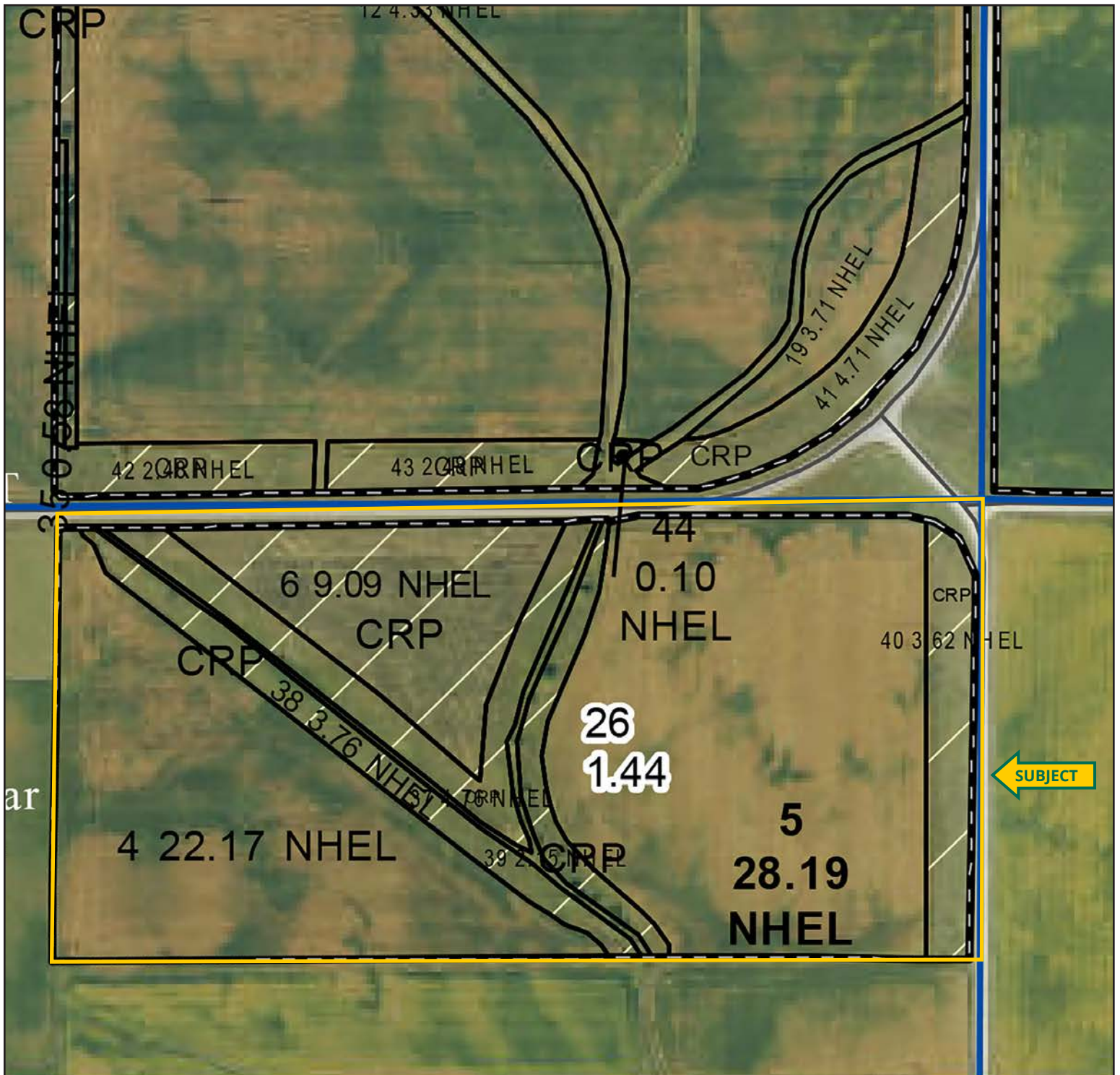
West Side Looking East



319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
319.826.5715  
RyanK@Hertz.ag







# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation  
Certified Farm Appraisals | Professional Farm Management**

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

**RYAN KAY, AFM, ALC**  
319.826.5715  
RyanK@Hertz.ag