

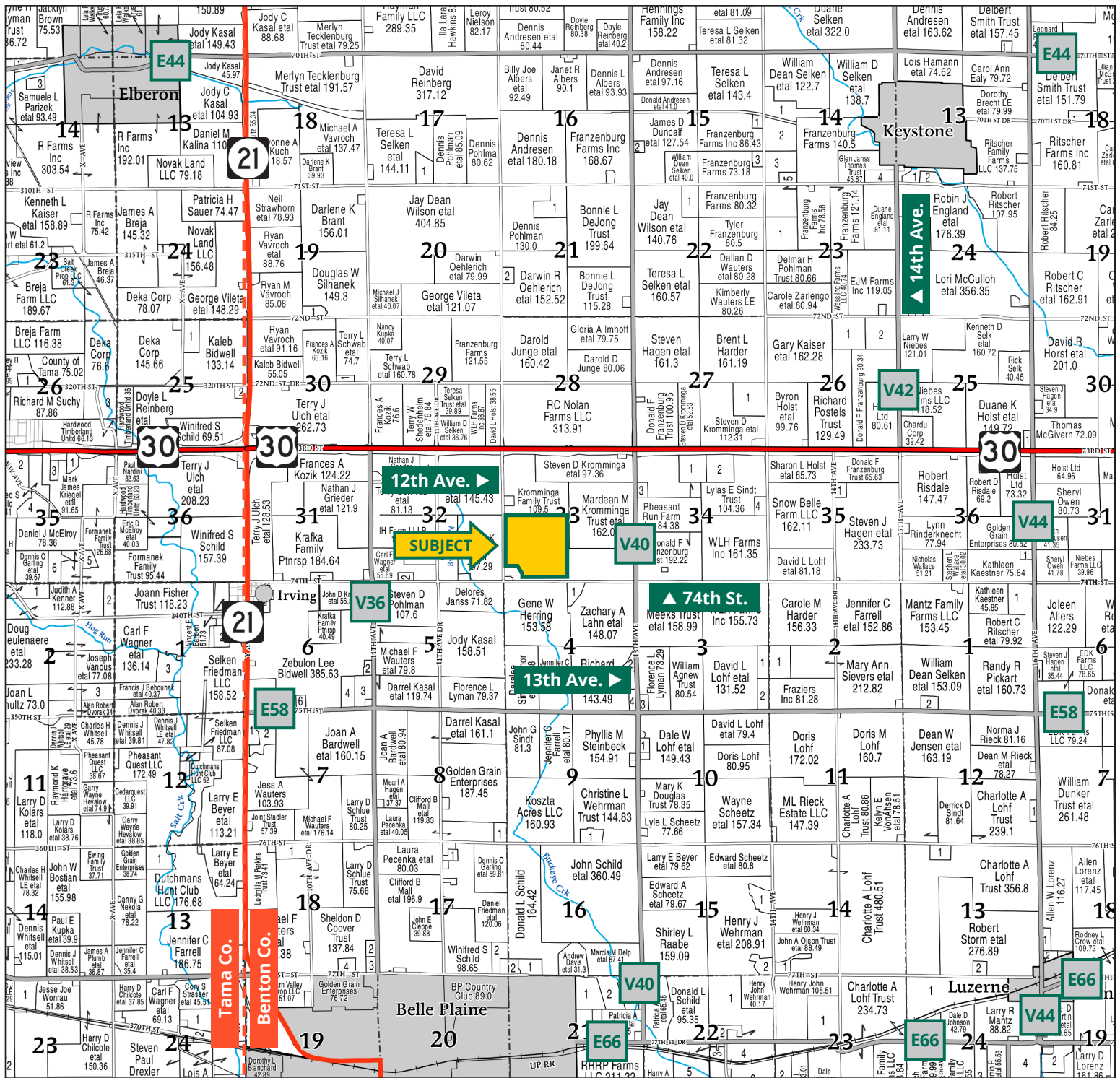
Meeks Farm



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Mount Vernon, IA 52314-0050 | www.Hertz.ag

150.68 Acres, m/l
Benton County, IA



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Est. FSA/Eff. Crop Acres: 149.00 | Est. Grass Acres: 3.41 | Soil Productivity: 82.70 CSR2





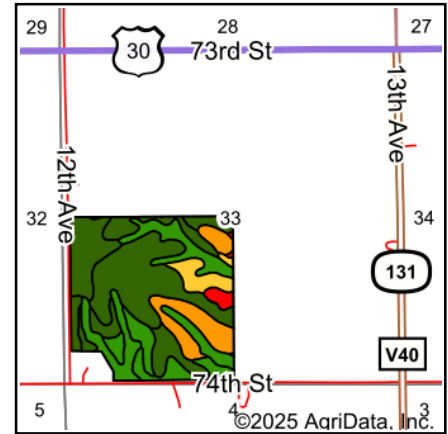
Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	43.60	29.4%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	26.74	17.9%		IIw	86
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	18.13	12.2%		IIIe	45
119	Muscatine silty clay loam, 0 to 2 percent slopes	14.86	10.0%		Iw	100
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	10.65	7.1%		Ile	94
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	10.19	6.8%		IIIe	84
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	8.78	5.9%		IIIe	90
408C	Olin sandy loam, 5 to 9 percent slopes	7.16	4.8%		Ile	59
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	5.25	3.5%		IIIe	85
41D	Sparta loamy fine sand, 9 to 14 percent slopes	2.97	2.0%		VIIs	8
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.67	0.4%		IIIe	50
Weighted Average					2.27	82.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method



State: Iowa
County: Benton
Location: 33-83N-12W
Township: Kane
Acres: 149
Date: 4/2/2025



Maps Provided By:



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Location

From the intersection of IA-21 and US-30: 2 miles east on US-30 and ½ mile south on 12th Ave. The property is on the east side of the road.

Simple Legal

The SW¼, EXCEPT Parcel A and Parcel B, of Section 33, Township 83 North, Range 12 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,034,180.00
- \$13,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2024-2025: \$5,262.00*
Gross Acres: 150.68
Net Taxable Acres: 149.00
Tax per Net Taxable Acre: \$35.32*

**Taxes estimated due to recent survey of property and tax parcel split. Benton County Treasurer/Assessor will determine final tax figures.*

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 3990, Tract 763
FSA/Eff. Crop Acres: 149.00*
Cert. Grass Acres: 3.41*
Oats Base Acres: 6.31*
Oats PLC Yield: 55 Bu.
Corn Base Acres: 87.69*
Corn PLC Yield: 171 Bu.
Bean Base Acres: 38.16*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Dickinson. CSR2 on the estimated FSA/Eff. crop acres is 82.70. 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 topography is gently rolling.

Drainage

Natural with some tile. Contact the listing agent for details.

Buildings/Improvements

None.

Water & Well Information

A 1½-inch water line runs through the southern portion of this farm, extending from the well in the east pasture to the building site in the southwest corner. A water-line easement will be recorded prior to closing.

Comments

This is a highly productive Benton County farm with excellent eye appeal.



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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Northeast Corner Looking Southwest



East Side Looking Southwest



Southeast Corner Looking Northwest

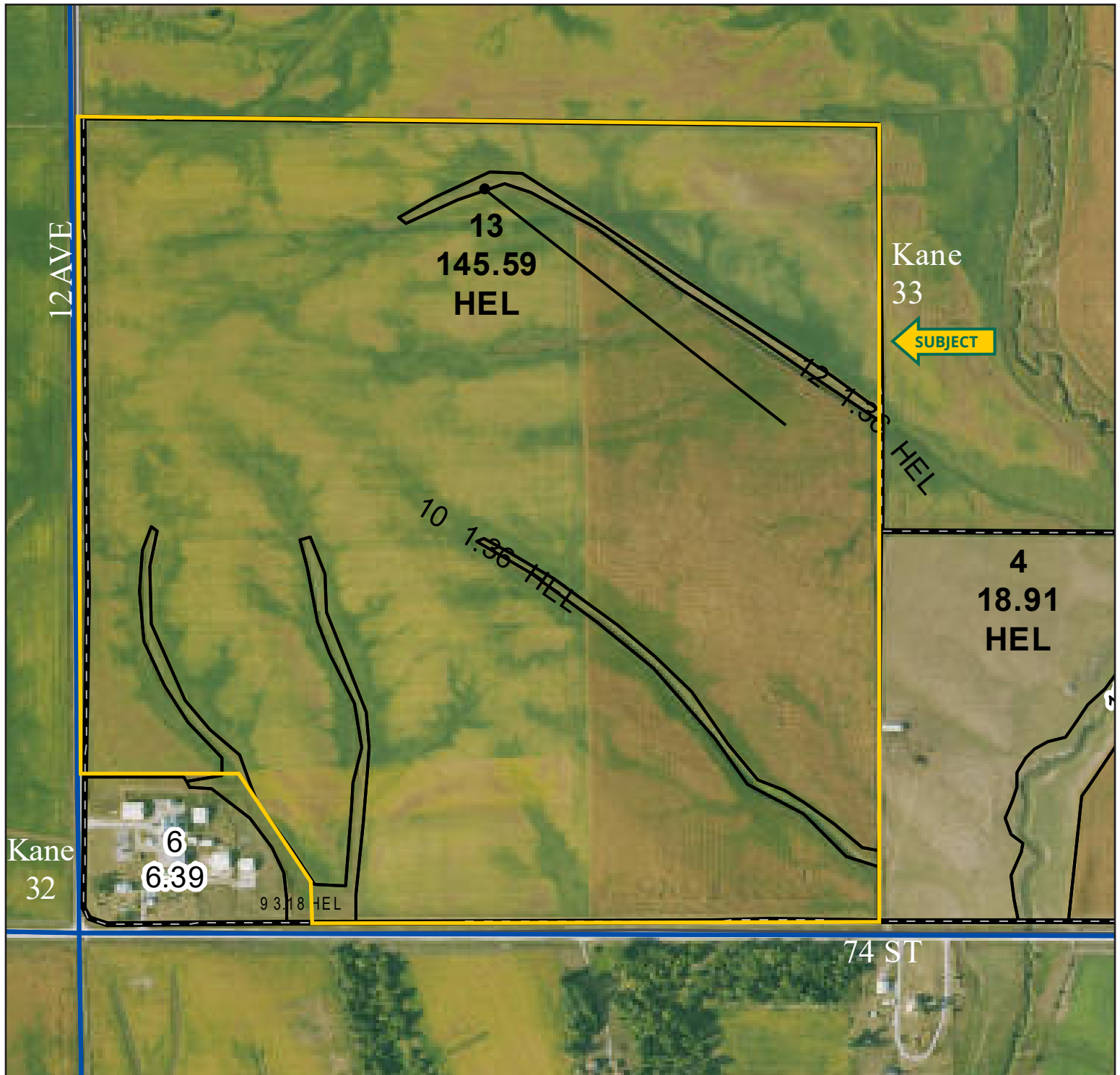


Southwest Corner Looking Northeast

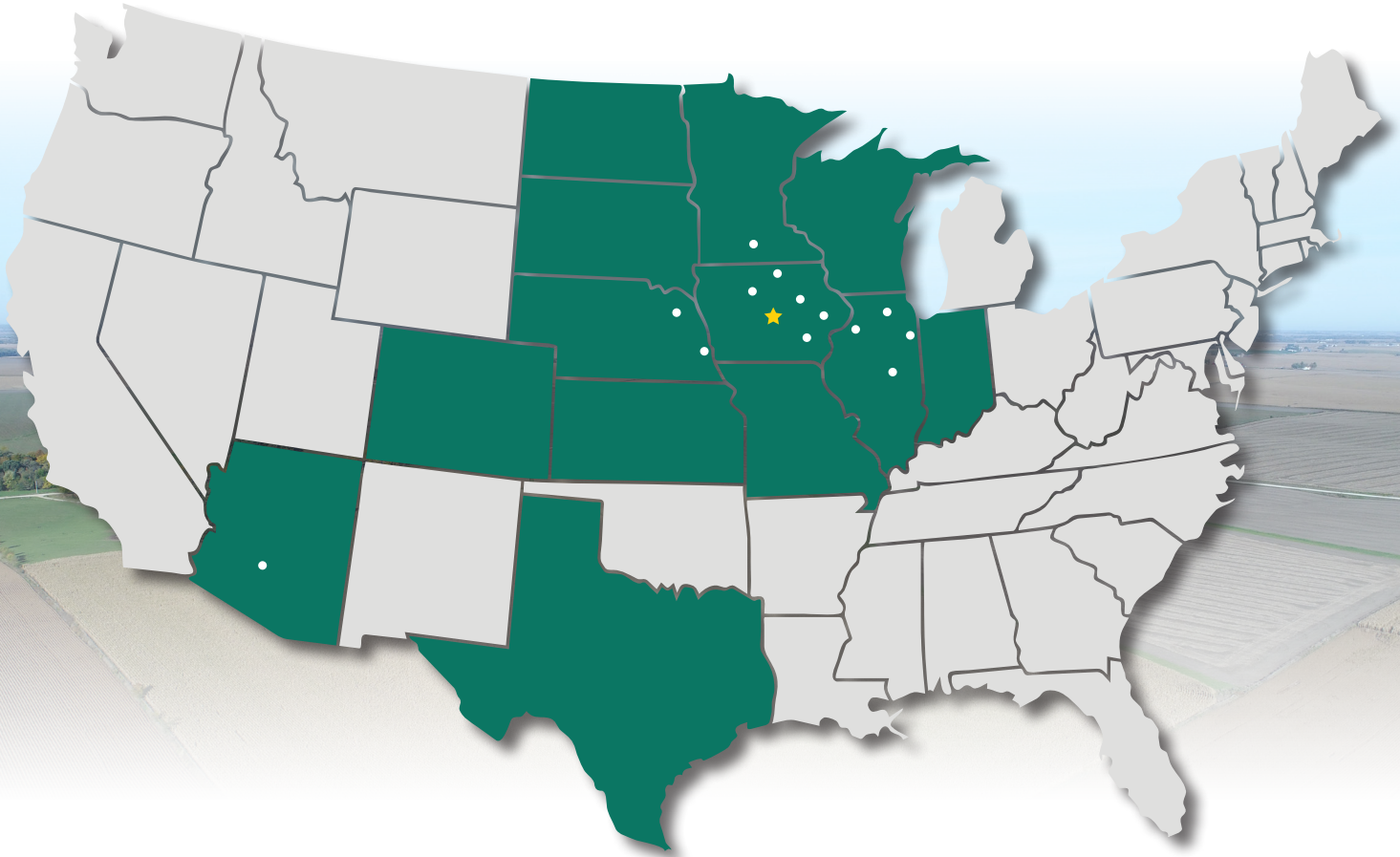


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