

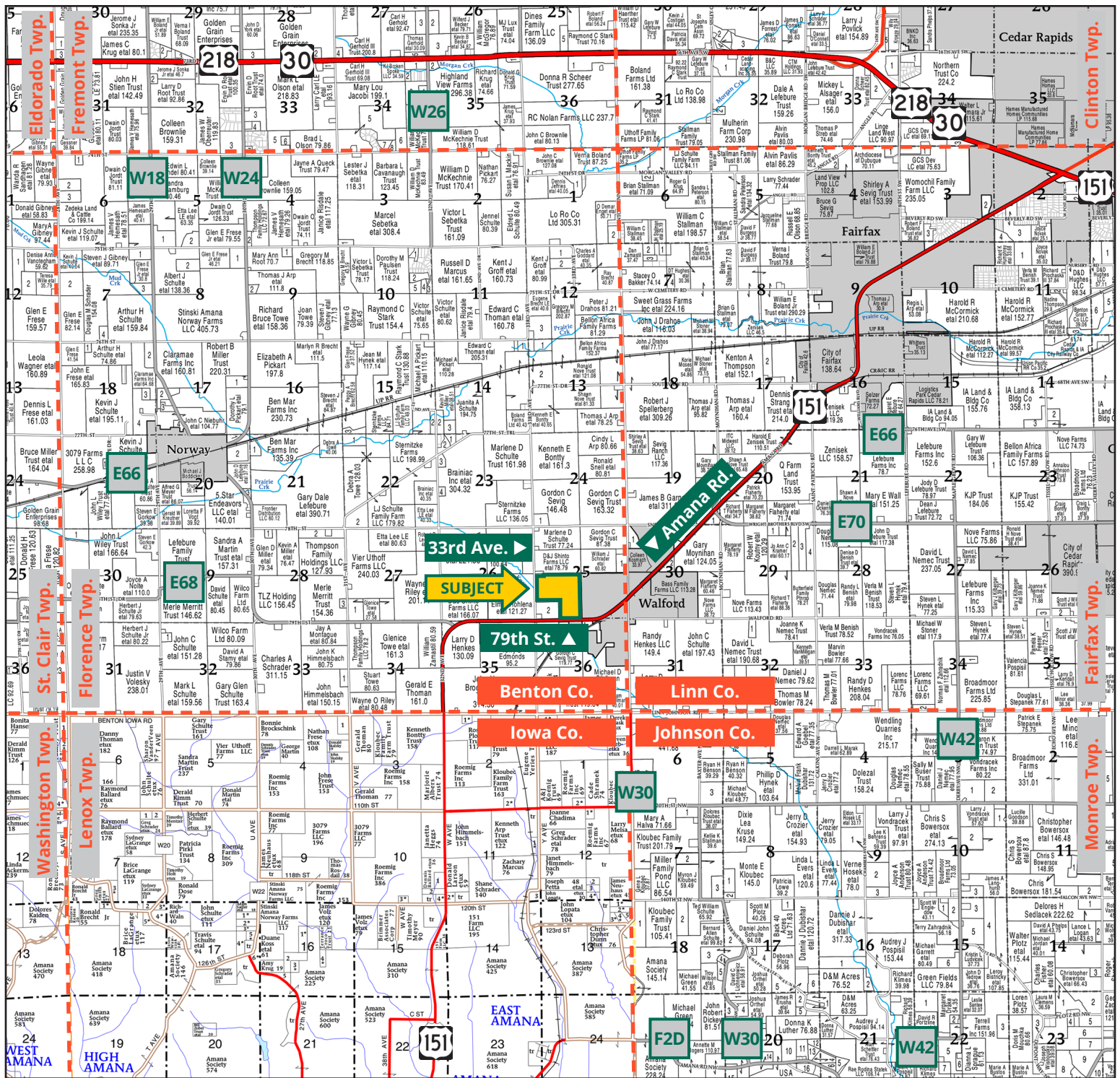
Schulte Family Farm



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319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

128.51 Acres, m/I
Benton County, IA

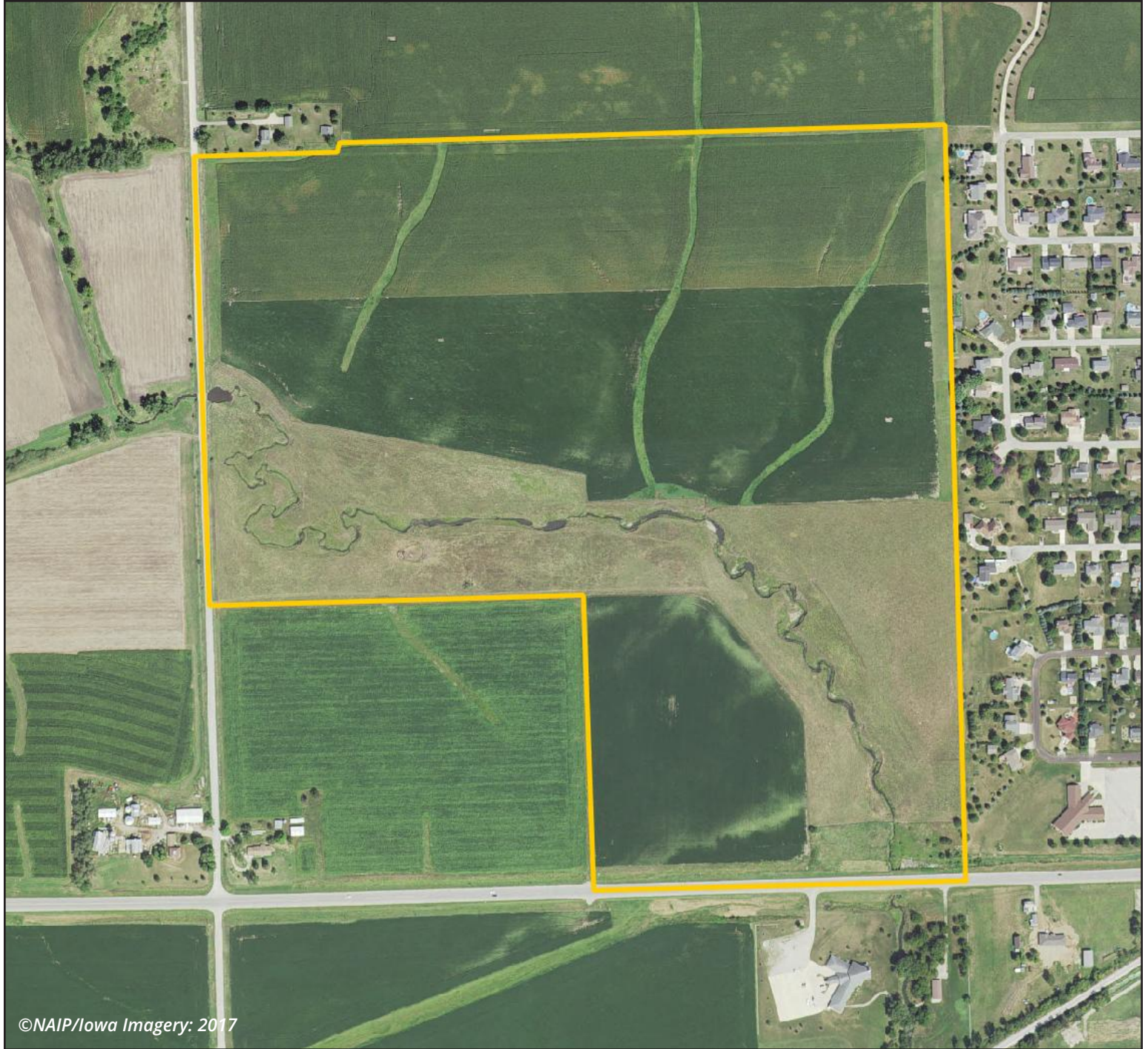


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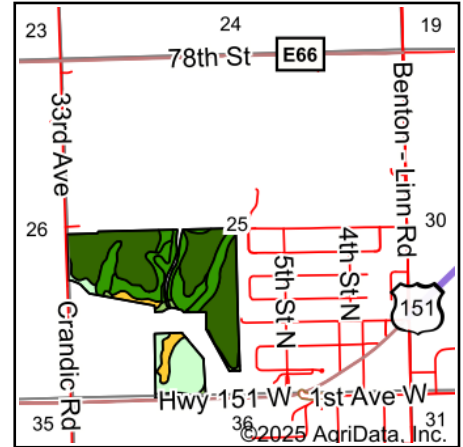
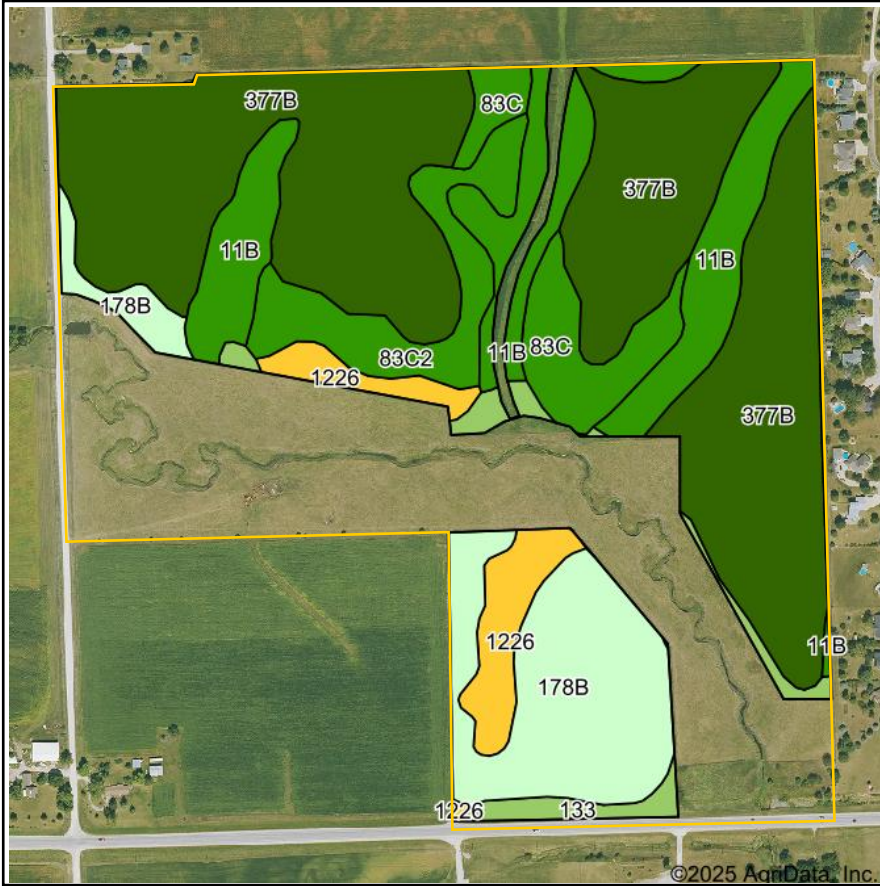
Est. FSA/Eff. Crop Acres: 90.56 | Soil Productivity: 85.10 CSR2



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State: **Iowa**
 County: **Benton**
 Location: **25-82N-9W**
 Township: **Florence**
 Acres: **90.56**
 Date: **6/12/2025**



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**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	46.16	50.9%		Ile	94
178B	Waukee loam, 2 to 5 percent slopes	13.14	14.5%		Ils	64
11B	Colo-Ely complex, 0 to 5 percent slopes	12.33	13.6%		Ilw	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	5.99	6.6%		IIIle	84
83C	Kenyon loam, 5 to 9 percent slopes	5.57	6.2%		IIIle	85
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	4.59	5.1%		Ils	59
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.78	3.1%		Ilw	78
Weighted Average					2.13	85.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Walford: The property is located on the north side of 79th St./US-151.

Simple Legal

The SE¼ SW¼, N½SW¼, and the North 292 feet of the SW¼ SW¼ all in Section 25, Township 82 North, Range 9 West of the 5th P.M., Benton County, Iowa, excepting Parcel A. Final abstract to govern. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,574,247.50
- \$12,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable. Subject to lease.

Real Estate Tax

Taxes Payable 2024 - 2025: \$3,917.00*
Gross Acres: 128.51
Net Taxable Acres: 125.07
Tax per Net Taxable Acre: \$31.32*

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

Lease Status

There is a lease in place for the 2025 crop year.

FSA Data

Farm Number 5978, Part of Tract 1975
FSA/Eff. Crop Acres: 90.56*
Corn Base Acres: 36.11*
Corn PLC Yield: 157 Bu.
Bean Base Acres: 36.11*
Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Waukee and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 85.10. 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 farm is gently rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Located on the west edge of Walford, adjoining a residential neighborhood, this attractive farm provides excellent income and potential development opportunities. The pasture is well-suited for horses or livestock.



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



Northeast Corner Looking Southwest

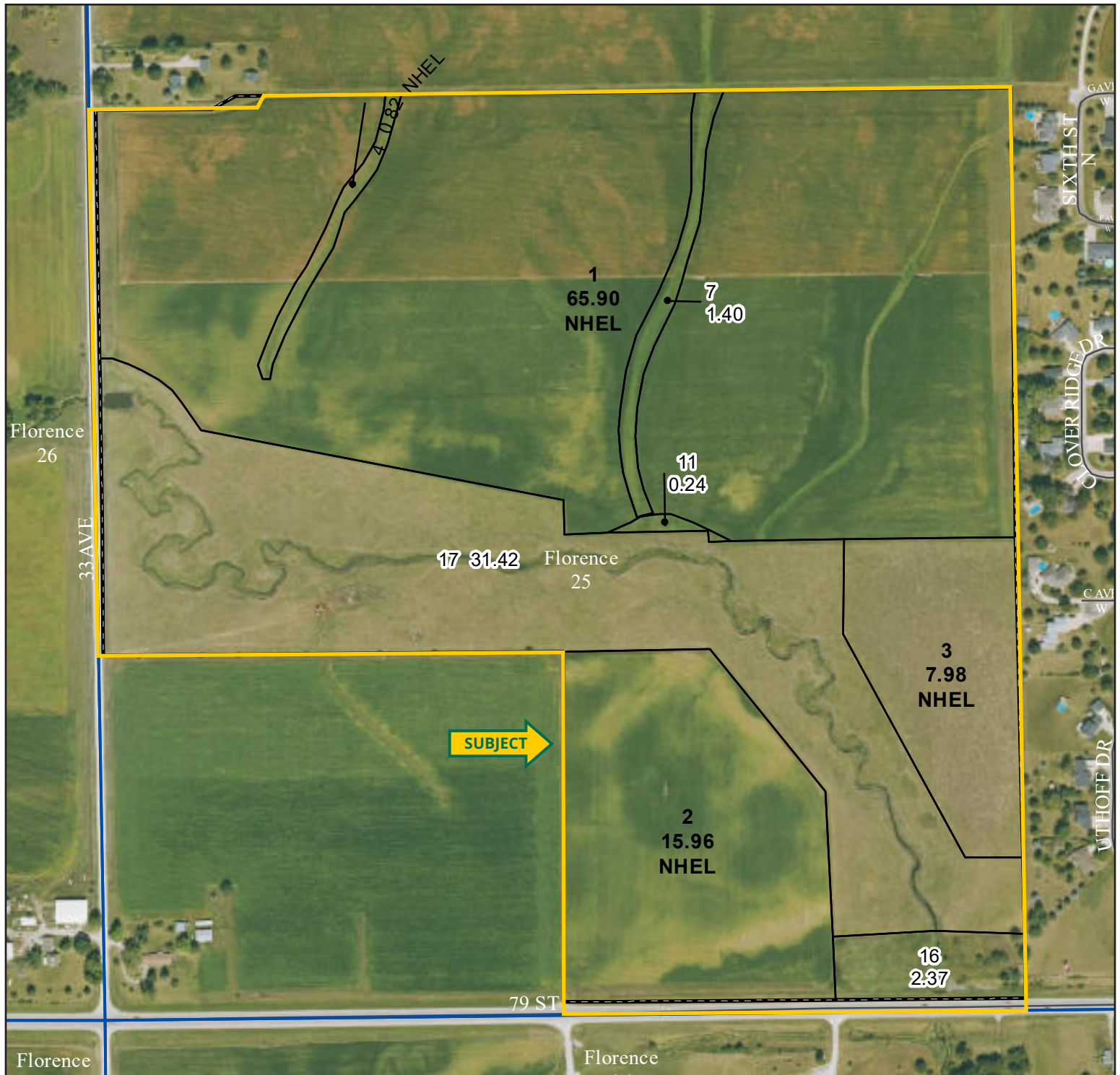


Southeast Corner Looking Northwest

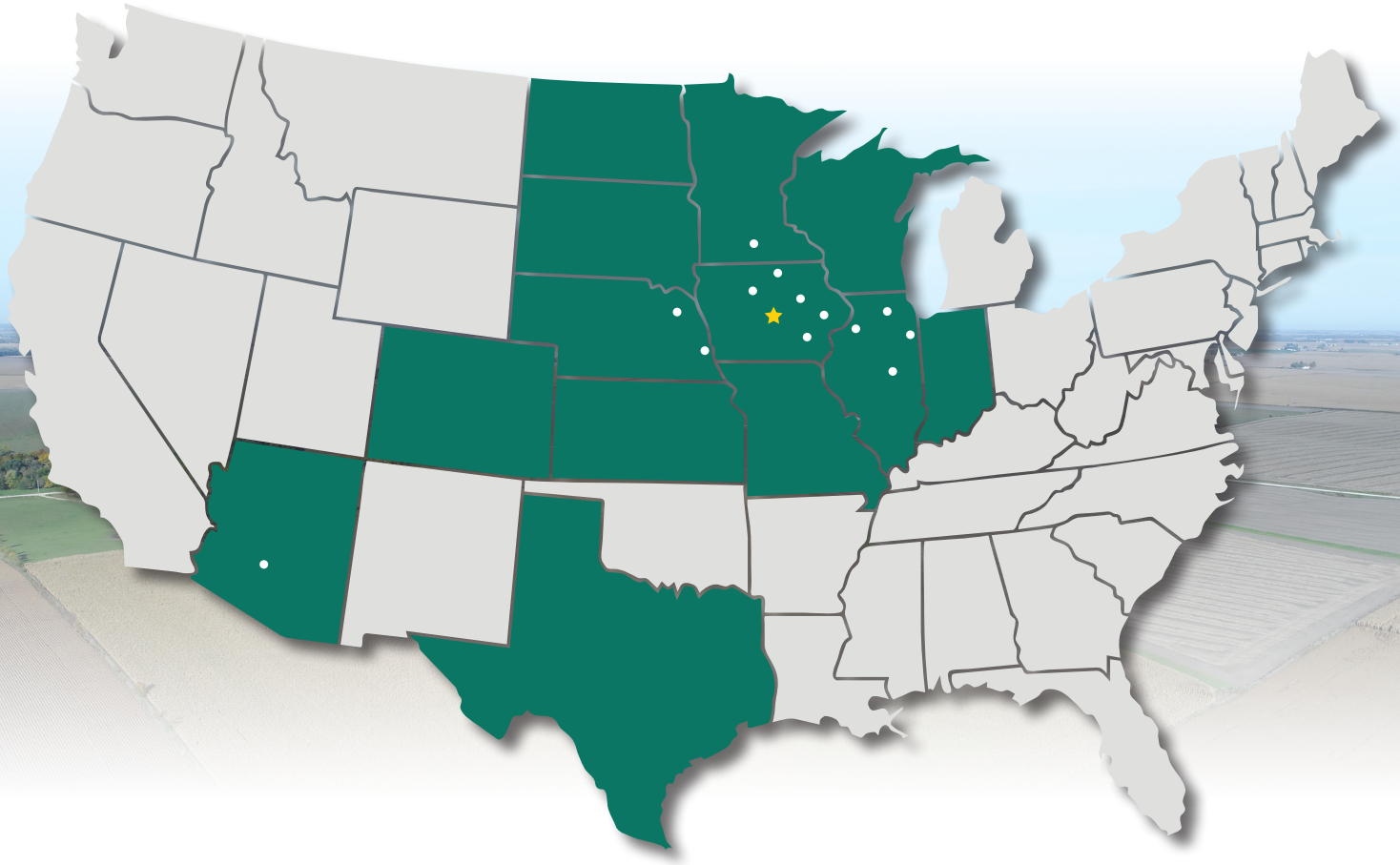


Southwest Corner Looking Northeast





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