

## High-Quality Farm on a Hard-Surfaced Road

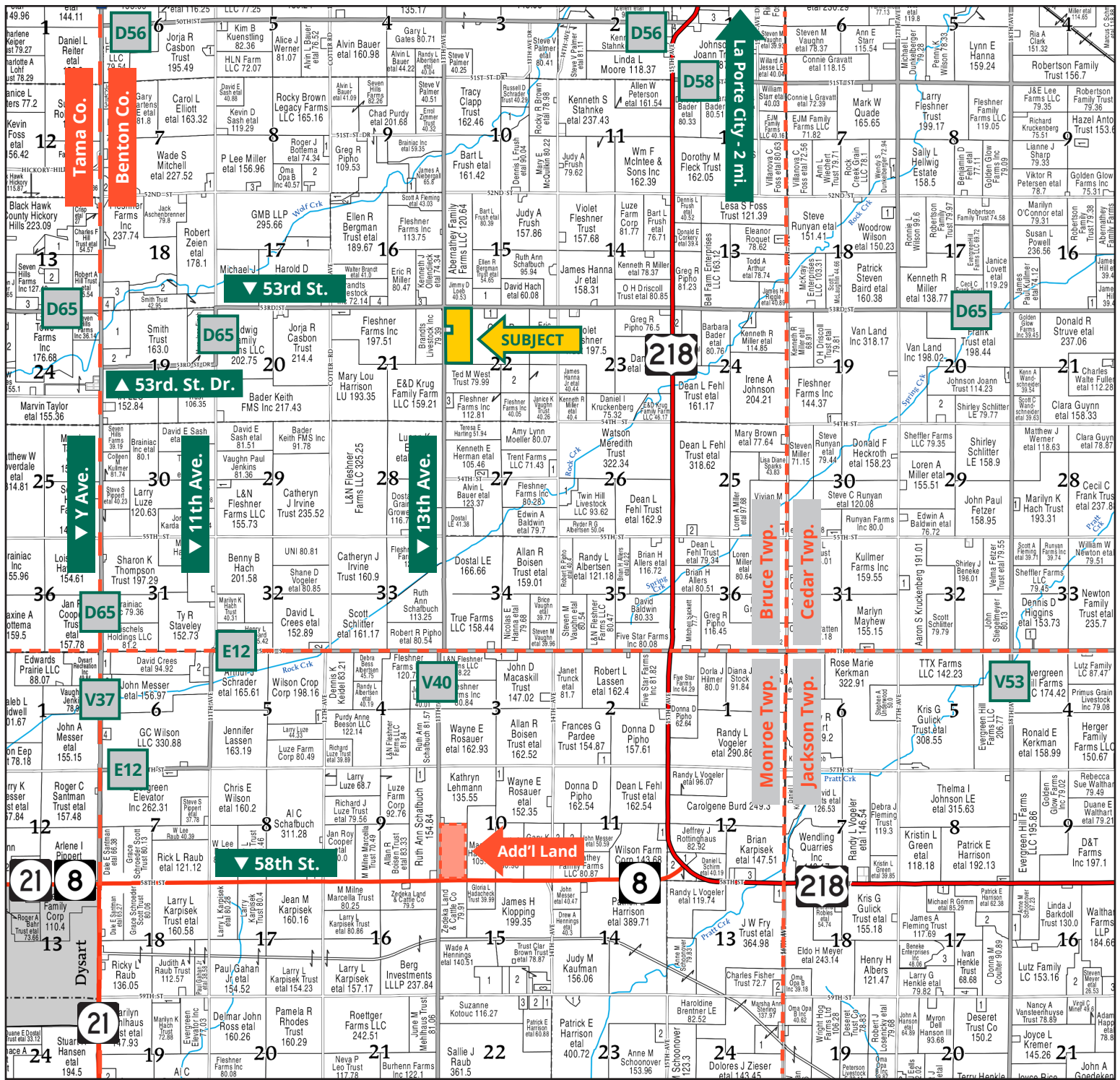


**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag

**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

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



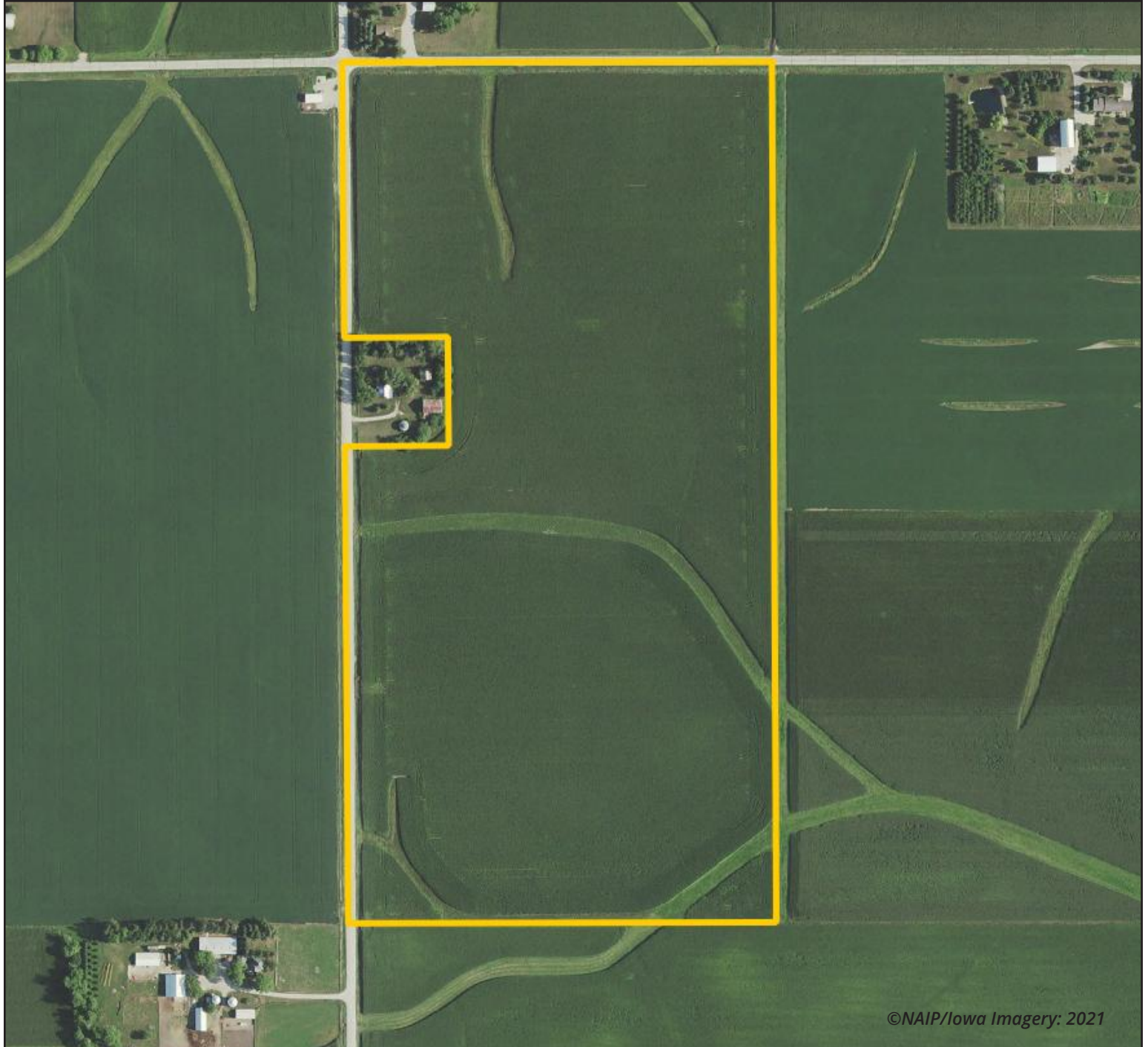


Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

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

Est. FSA/Eff. Crop Acres: 73.07 | CRP Acres: 1.22 | Soil Productivity: 91.60 CSR2

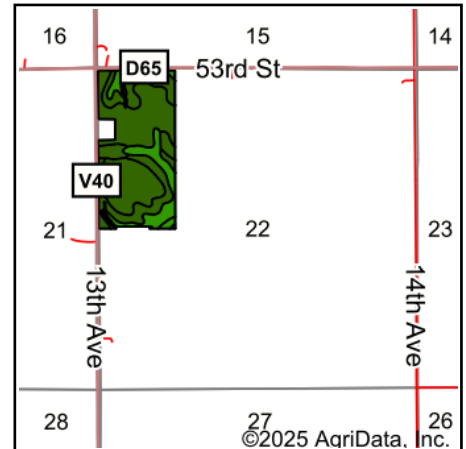


©NAIP/Iowa Imagery: 2021

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

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





State: **Iowa**  
 County: **Benton**  
 Location: **22-86N-12W**  
 Township: **Bruce**  
 Acres: **73.07**  
 Date: **7/15/2025**



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**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	38.93	53.3%		Ile	94
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	19.21	26.3%		IIle	90
11B	Colo-Ely complex, 0 to 5 percent slopes	11.89	16.3%		IIw	86
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.37	3.2%		Ile	95
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.67	0.9%		IIle	84
Weighted Average					2.27	91.6

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From La Porte City: 2 miles south on US-218 and 2 miles west on 53rd St. The property is on the south side of the road.

## Simple Legal

The W½ of the NW¼, excepting Parcel A, in Section 22, Township 86 North, Range 12 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,143,715.00
- \$14,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2024 - 2025: \$2,938.00  
Gross Acres: 77.54  
Net Taxable Acres: 74.79  
Tax per Net Taxable Acre: \$39.28

## Lease Status

Farm is leased for the 2025 crop year.

## FSA Data

Farm Number 6594, Part of Tract 155  
FSA/Eff. Crop Acres: 73.07\*  
CRP Acres: 1.22  
Corn Base Acres: 39.86\*  
Corn PLC Yield: 174 Bu.  
Bean Base Acres: 33.21\*  
Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

## CRP Contracts

There are 1.22 acres enrolled in a CP-8A contract that pays \$366.00 annually and expires September 30, 2035.

## Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 91.60. 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 farm is gently rolling.

## Drainage

Natural with some tile. Tile maps are not available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a high-quality Benton County farm with a 91.60 CSR2.

## Additional Land for Sale

Seller has an additional tract of land for sale located south 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.



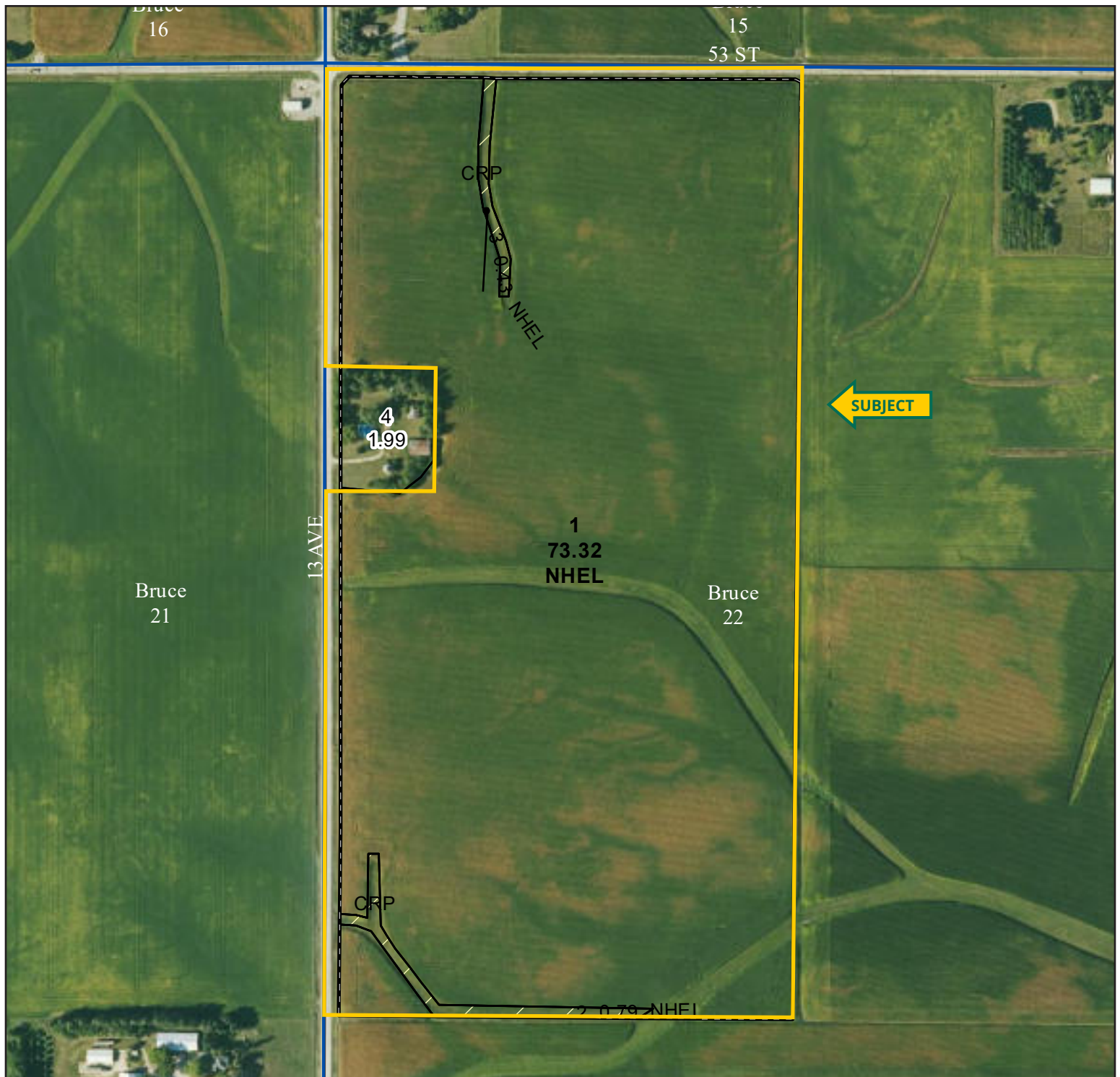
Southwest Corner Looking Northeast



Southeast Corner Looking Northwest

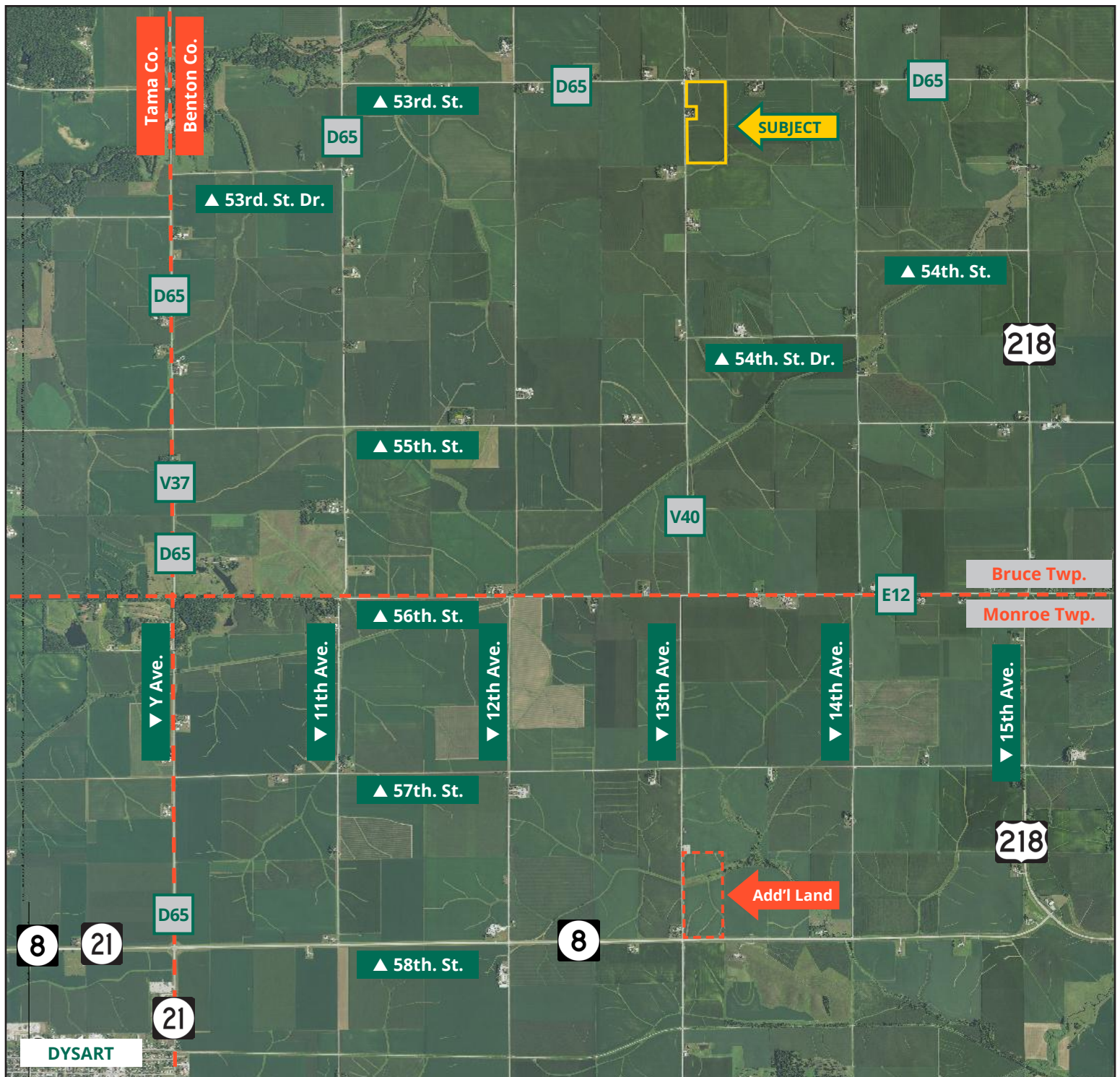




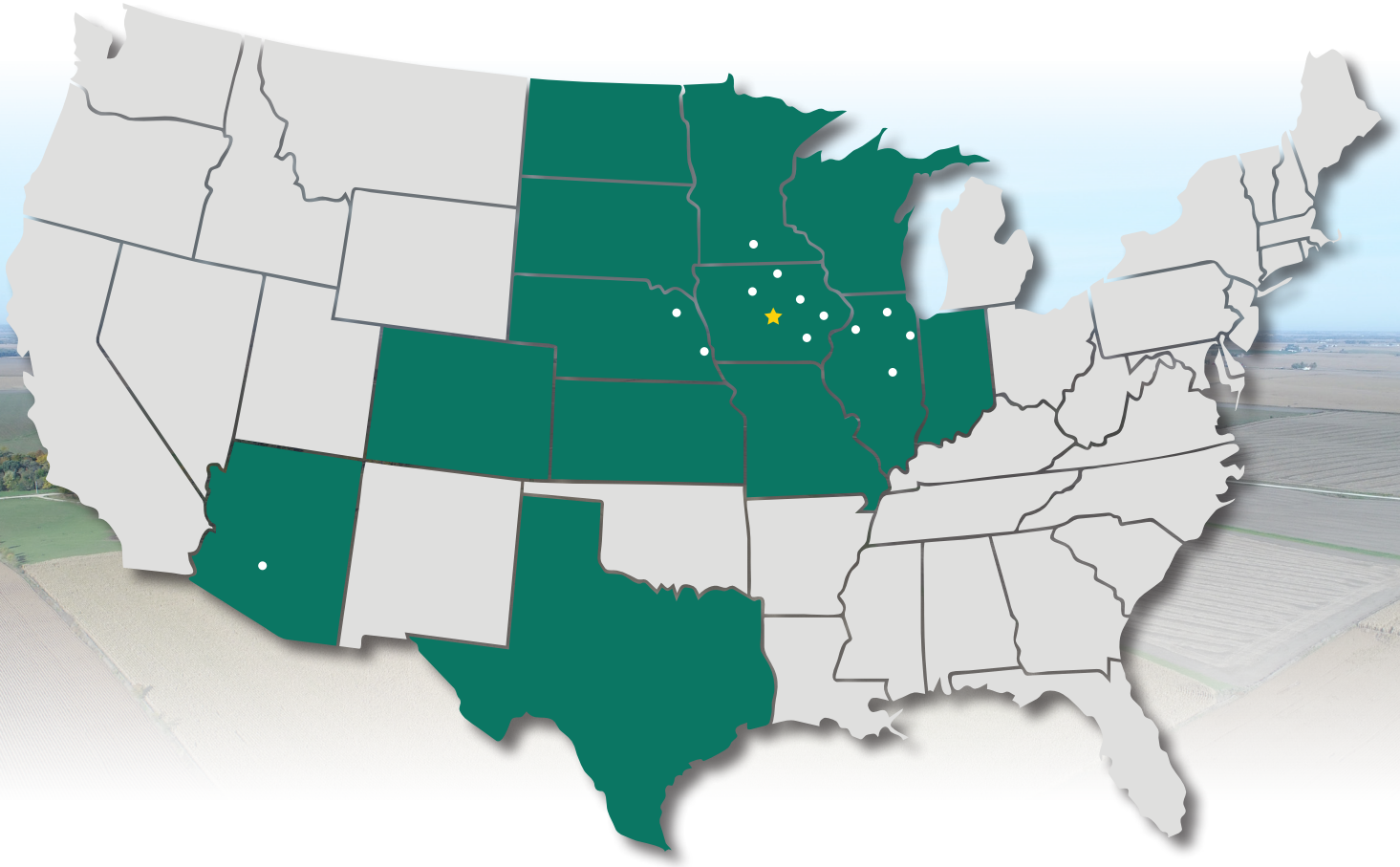








# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

**319.895.8858** | 102 Palisades Road | Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

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