

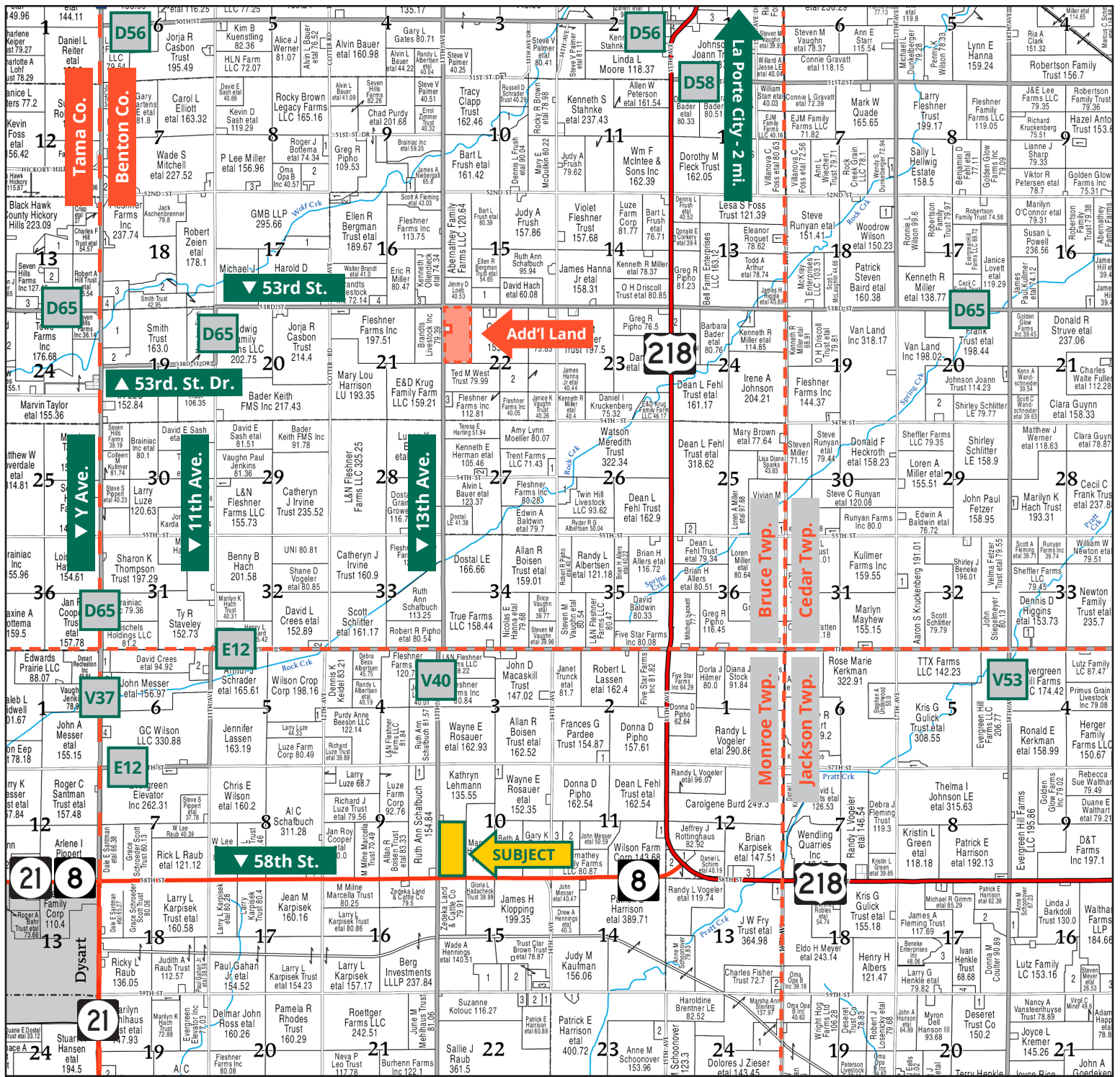
Great-Quality Farm on a Hard-Surfaced Road



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

80.00 Acres, m/l
Benton County, IA

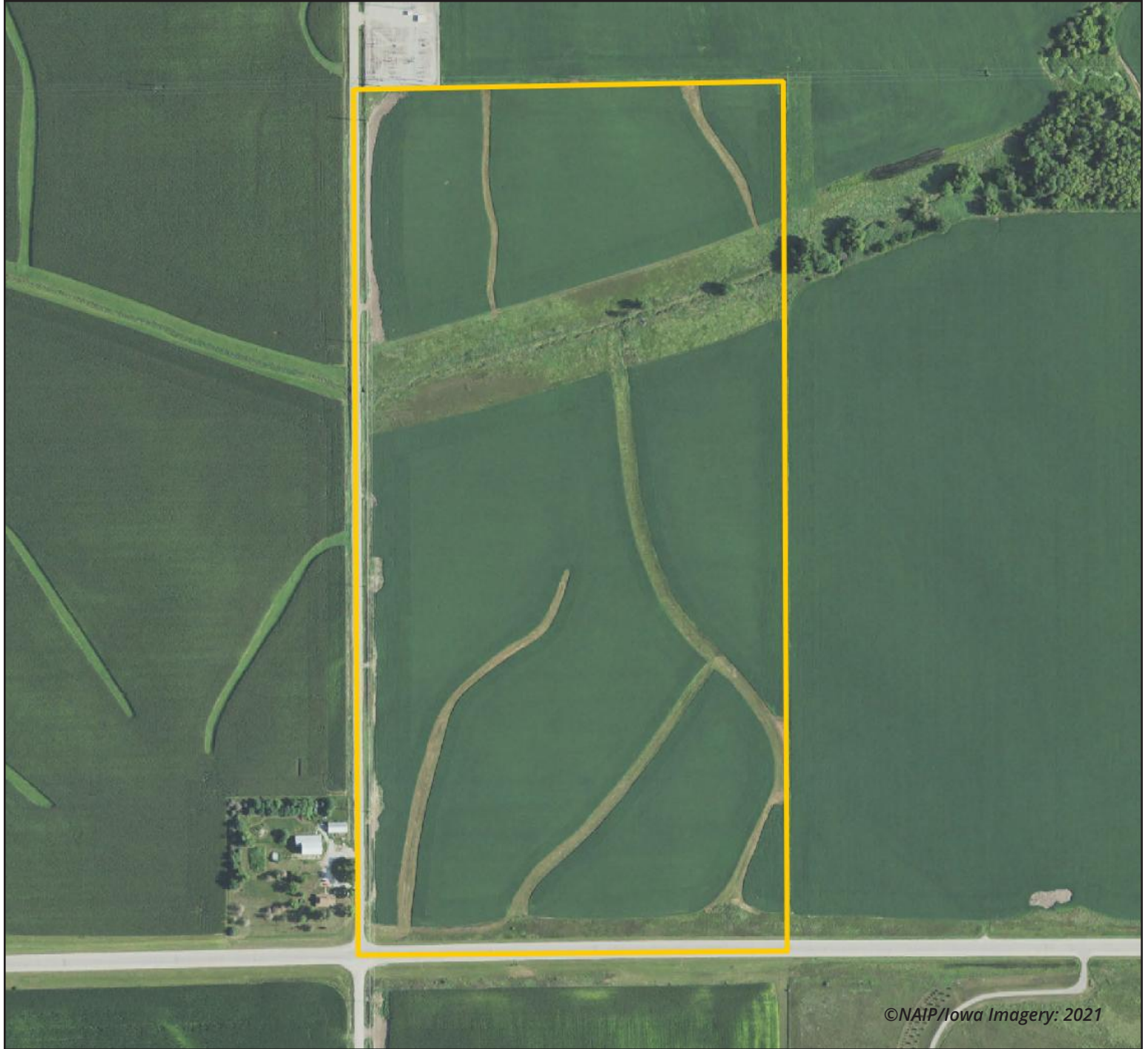


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FSA/Eff. Crop Acres: 65.65 | CRP Acres: 8.61 | Soil Productivity: 85.60 CSR2

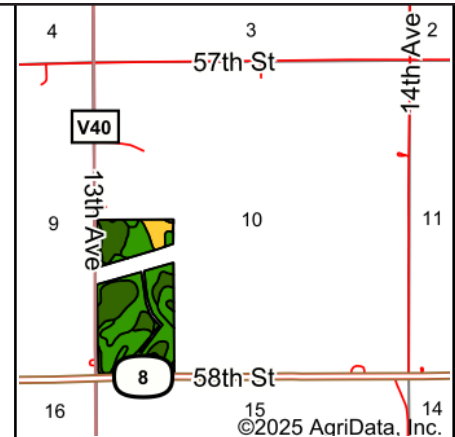


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Benton**
 Location: **10-85N-12W**
 Township: **Monroe**
 Acres: **65.65**
 Date: **7/14/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	18.83	28.8%		IIw	86
120B	Tama silty clay loam, 2 to 5 percent slopes	14.91	22.7%		Ile	95
771C2	Waubeek silt loam, 5 to 9 percent slopes, eroded	14.33	21.8%		IIIe	82
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	6.06	9.2%		IIIe	90
771C	Waubeek silt loam, 5 to 9 percent slopes	4.76	7.3%		IIIe	85
171D2	Bassett loam, 9 to 14 percent slopes, eroded	3.94	6.0%		IIIe	54
771B	Waubeek silt loam, 2 to 5 percent slopes	1.21	1.8%		Ile	89
P162B	Downs silt loam, paha, 2 to 5 percent slopes	0.85	1.3%		Ile	90
171C	Bassett loam, 5 to 9 percent slopes	0.62	0.9%		IIIe	80
171C2	Bassett loam, 5 to 9 percent slopes, eroded	0.14	0.2%		IIIe	77
Weighted Average					2.45	85.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Dysart: 3 miles east on IA-8. The property is on the northeast side of the intersection of IA-8 & Hwy V40.

Simple Legal

The W½ of the SW¼ of Section 10, Township 85 North, Range 12 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$956,000.00
- \$11,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024 - 2025: \$2,742.00
Gross Acres: 80.00
Net Taxable Acres: 75.40
Tax per Net Taxable Acre: \$36.37

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm Number 6594, Tract 431
FSA/Eff. Crop Acres: 65.65
CRP Acres: 8.61
Corn Base Acres: 39.90
Corn PLC Yield: 174 Bu.
Bean Base Acres: 25.54
Bean PLC Yield: 50 Bu.

CRP Contracts

There are 8.61 acres enrolled in a CRP contract, 7.22 acres are CP-21 and 1.39 acres are CP-8A. The contract pays \$2,583.00 annually and expires September 30, 2035.

Soil Types/Productivity

Primary soils are Colo-Ely, Tama and Waubeek. CSR2 on the FSA/Eff. crop acres is 85.60. 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 nice Benton County farm located on a hard-surfaced road.

Additional Land for Sale

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

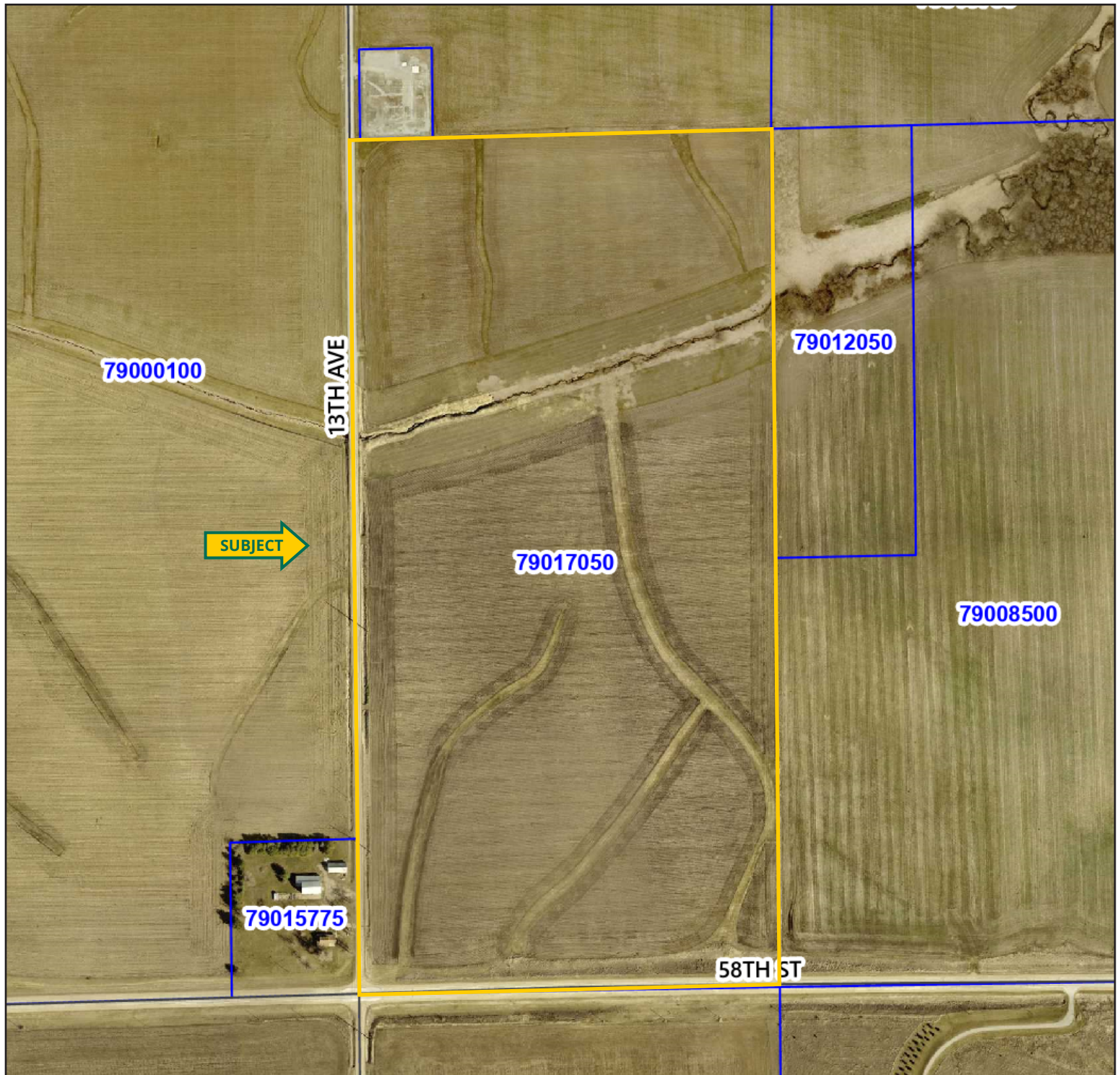
Northeast Corner Looking Southwest

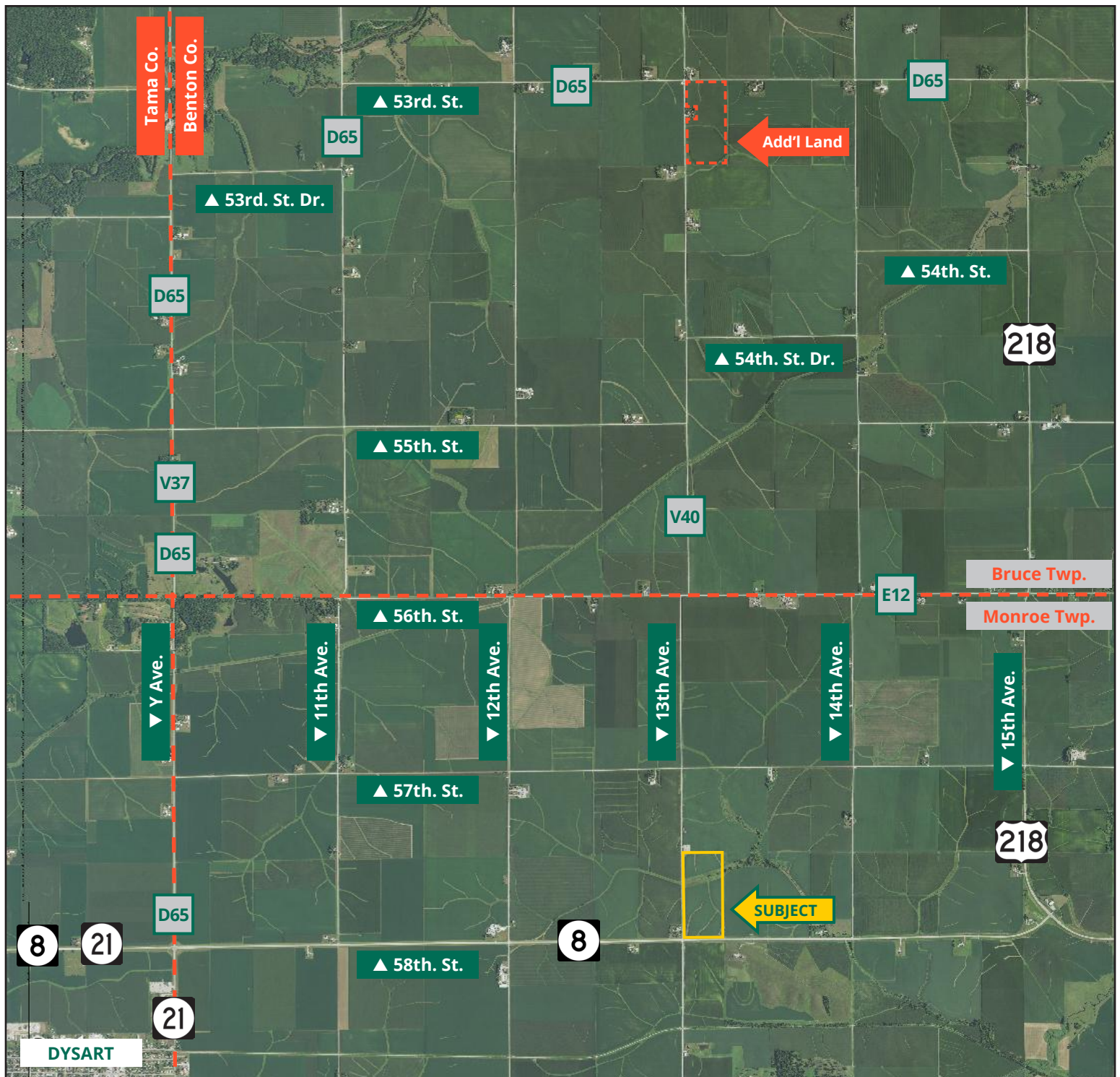


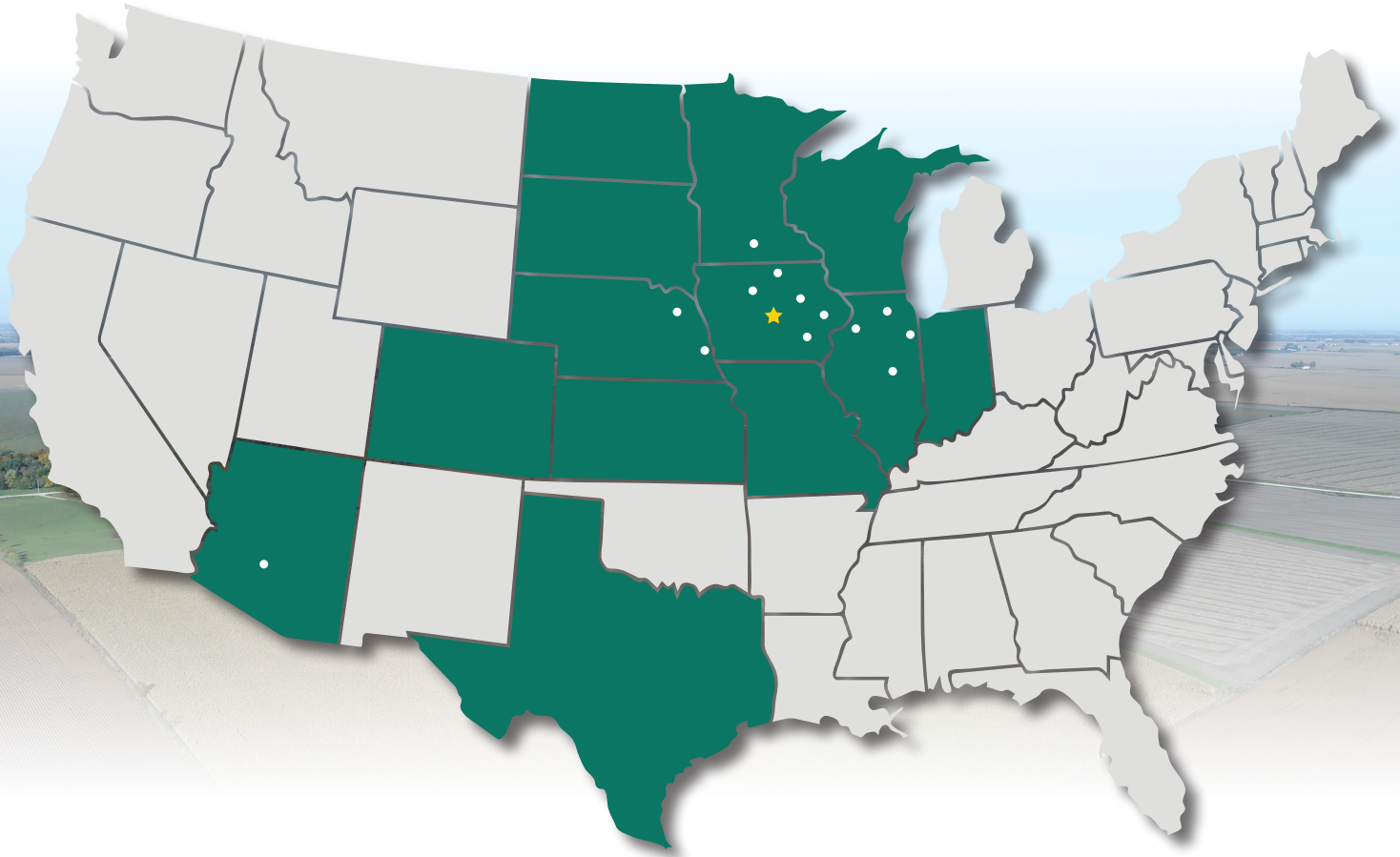
Southwest Corner Looking Northeast











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