



LAND FOR SALE

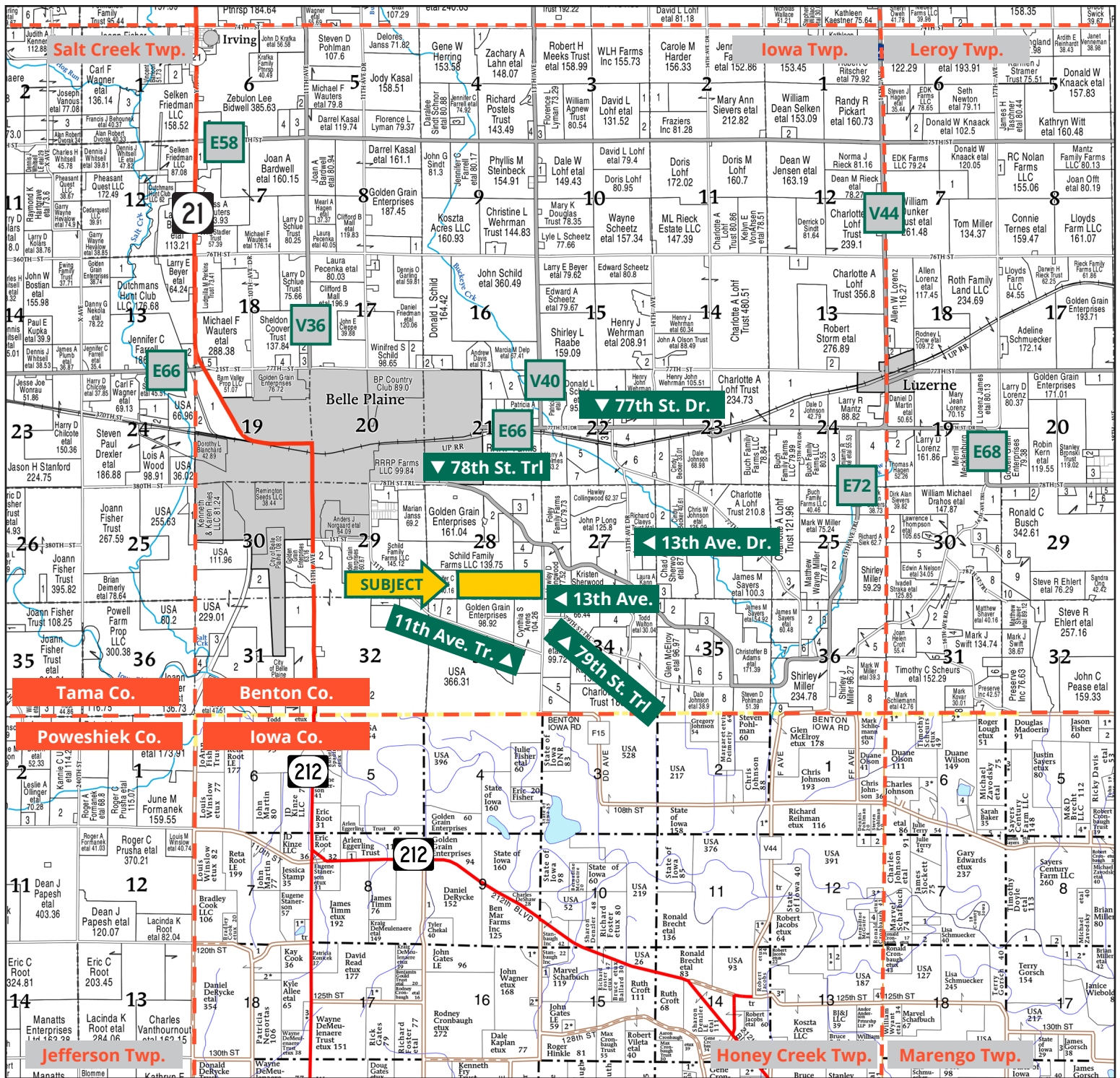
Hawley D. Collingwood Estate Farm



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

120.00 Acres, m/l
Benton County, IA

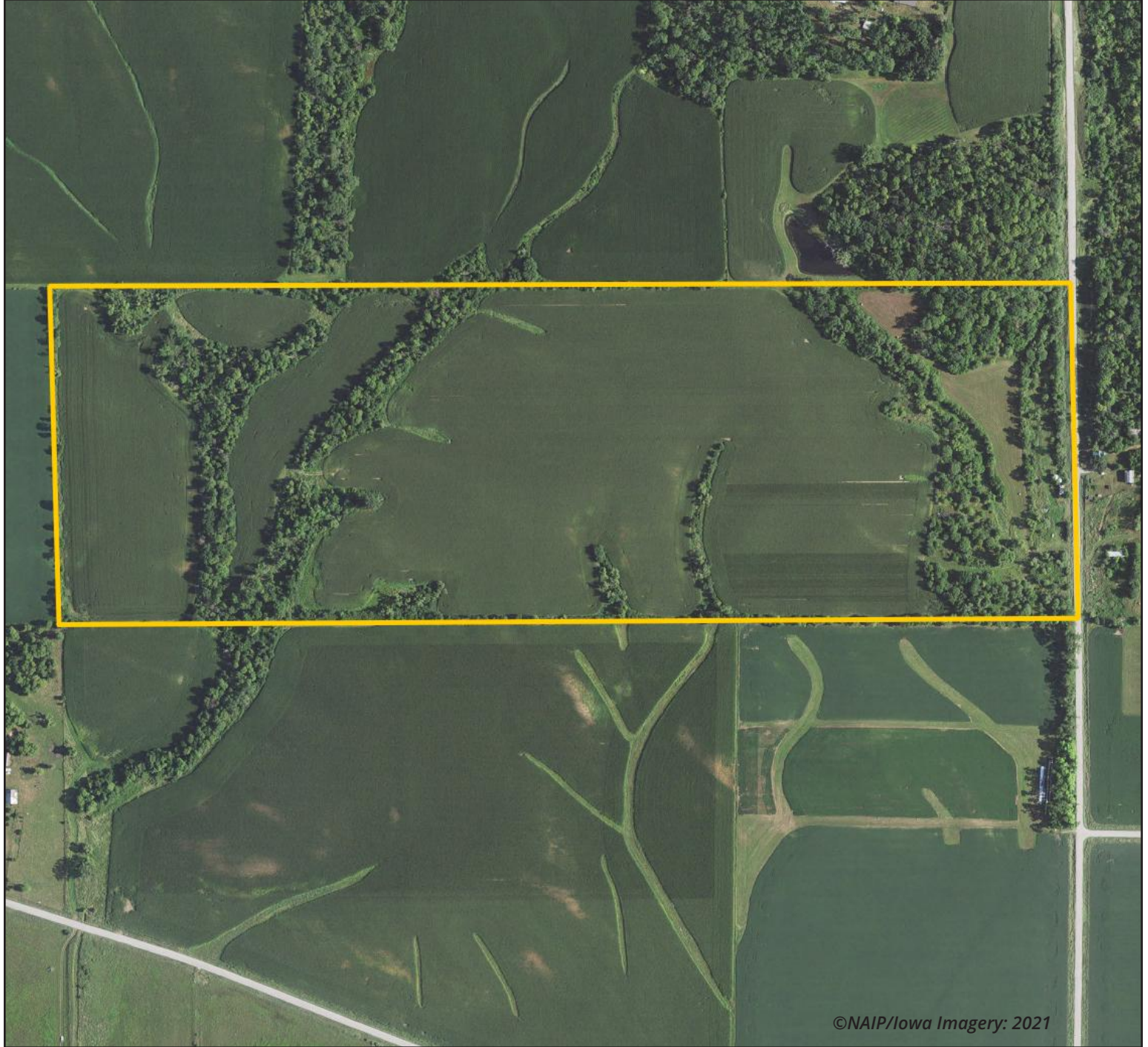


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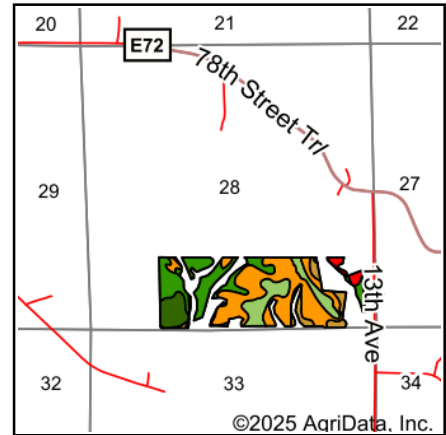
FSA/Eff. Crop Acres: 82.18 | Soil Productivity: 63.60 CSR2



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State: **Iowa**
 County: **Benton**
 Location: **28-82N-12W**
 Township: **Iowa**
 Acres: **82.18**
 Date: **8/26/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	33.69	41.1%		IIIe	47
11B	Colo-Ely complex, 0 to 5 percent slopes	15.67	19.1%		IIw	86
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	7.82	9.5%		IIIe	79
120B	Tama silty clay loam, 2 to 5 percent slopes	6.27	7.6%		Ile	95
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	6.02	7.3%		IIIe	82
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	5.38	6.5%		IVe	36
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	4.58	5.6%		IIIe	76
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	2.25	2.7%		Vle	11
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.30	0.4%		IIIe	50
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.20	0.2%		IIIe	45
Weighted Average					2.88	63.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Belle Plaine: 1 mile southeast on 78th St. Trail and ¼ mile south on 13th Ave. The property is on the west side of the road.

Simple Legal

The S½ SE¼ and SE¼ SW¼ of Section 28, Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$942,000.00
- \$7,850/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,558.00
Gross Acres: 120.00
Net Taxable Acres: 118.50
Tax per Net Taxable Acre: \$30.02

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm 7037, Part of Tract 2769
FSA/Eff. Crop Acres: 82.18
Wheat Base Acres: 19.68*
Wheat PLC Yield: 31 Bu.
Oats Base Acres: 2.34*
Oats PLC Yield: 58 Bu.
Corn Base Acres: 56.39*
Corn PLC Yield: 137 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Fayette and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 63.60. 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

This farm is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

There are three older grain bins located in the east-central part of the farm.

Water & Well Information

There is a well located north of the bins.

Comments

This is a nice Benton County farm with a mixture of productive cropland and timber.



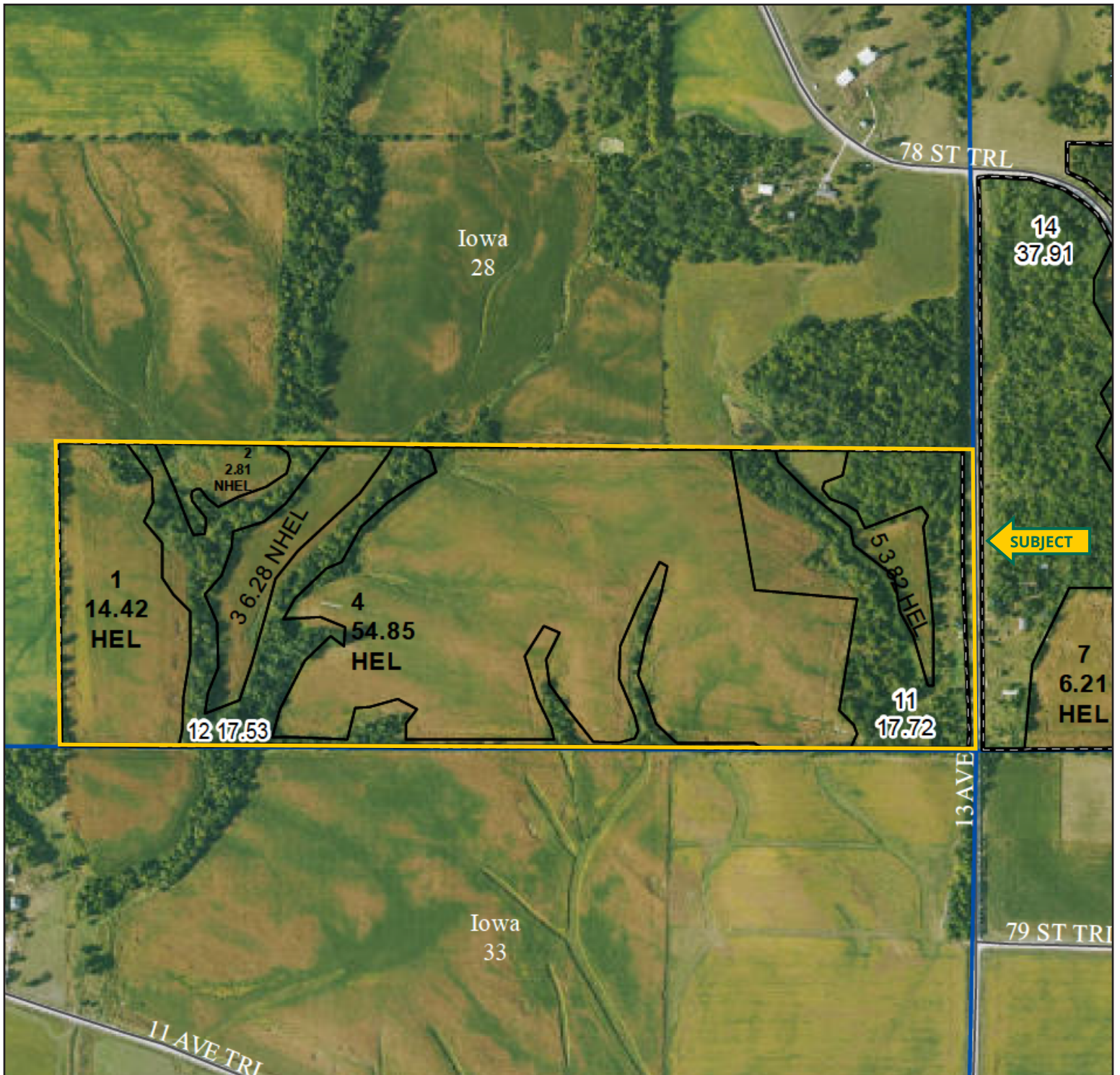
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

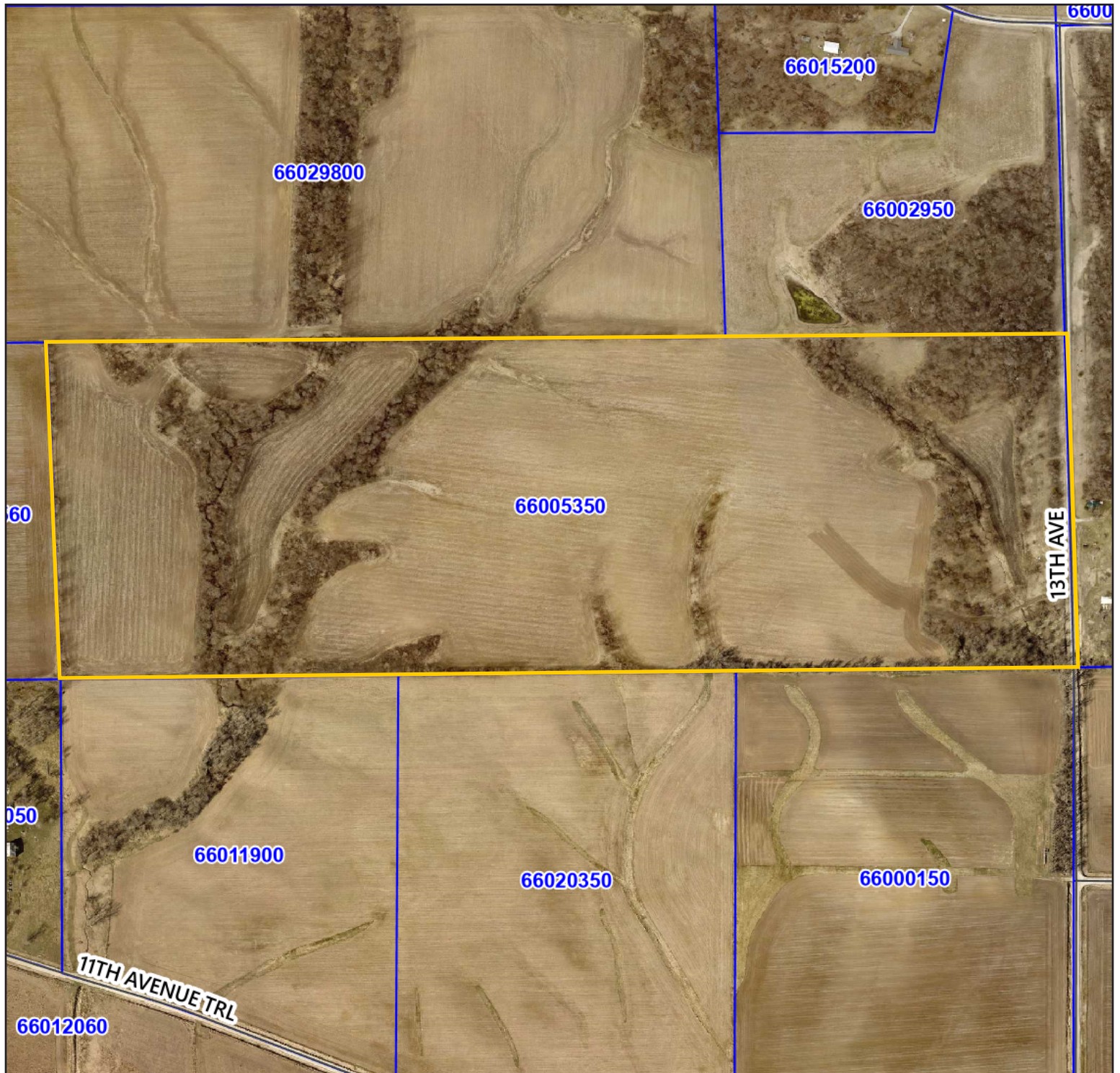
Northeast Corner Looking Southwest



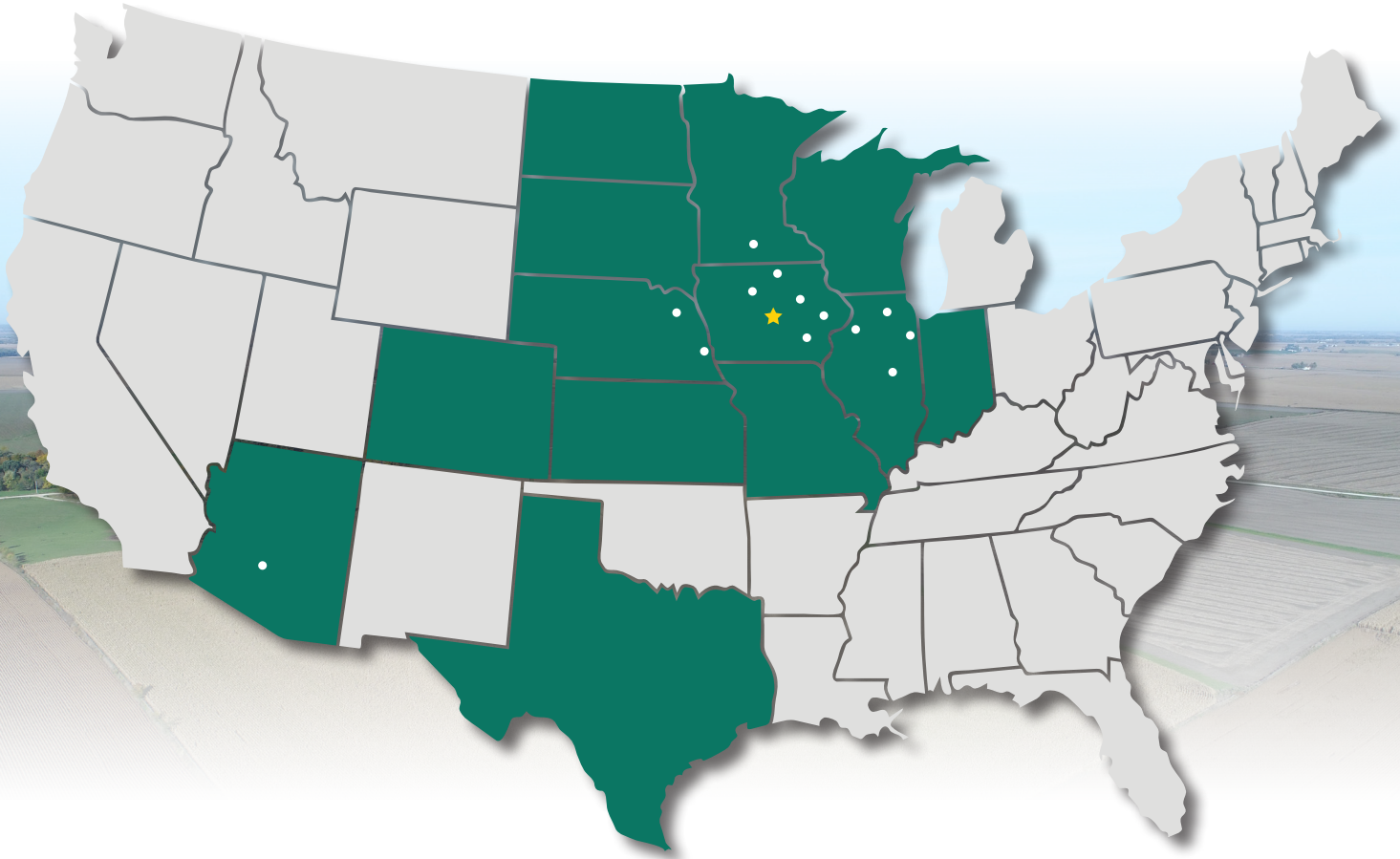
Southwest Corner Looking Northeast







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