

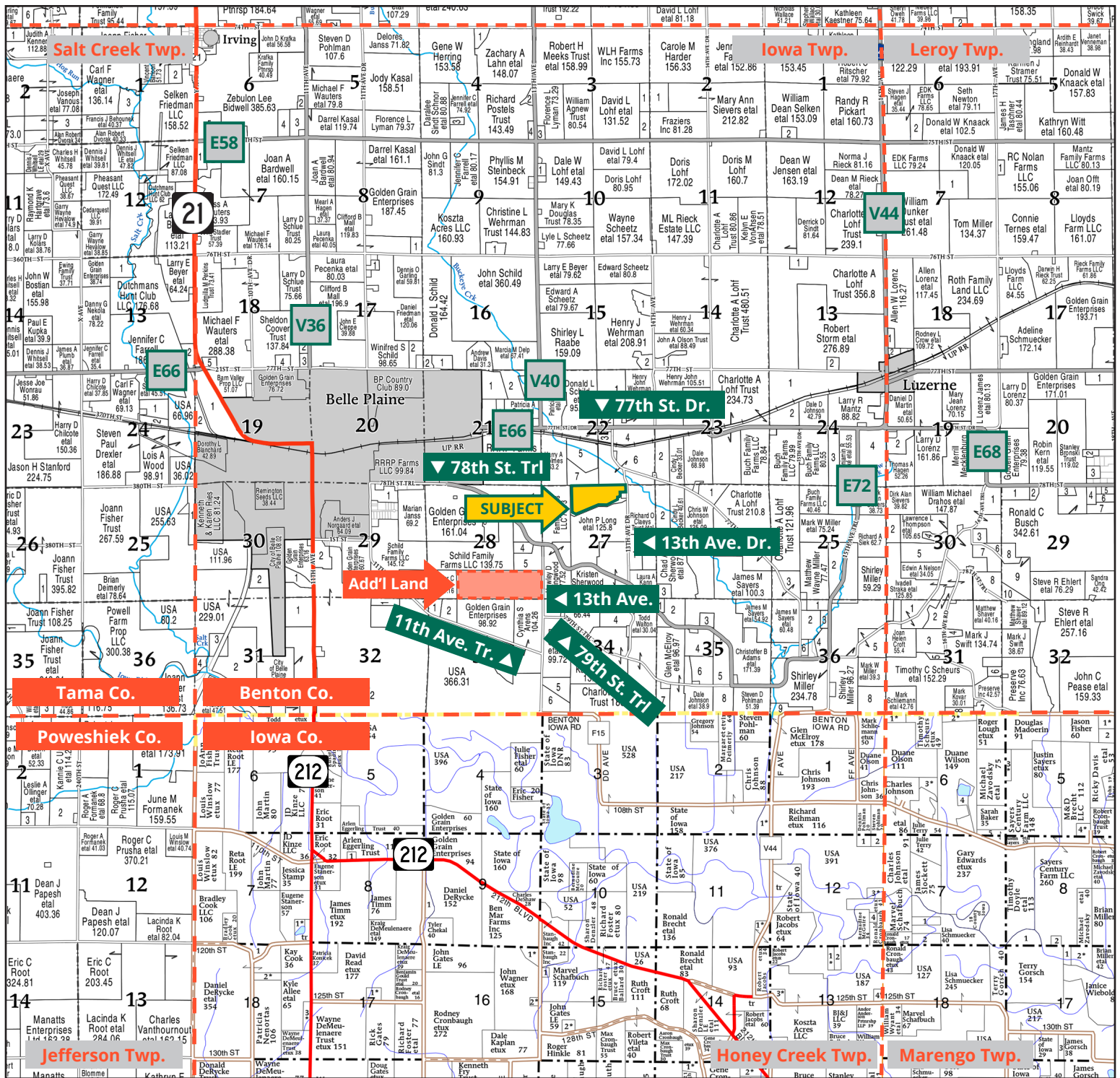
Hawley D. Collingwood Estate Farm



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

61.15 Acres, m/l
Benton County, IA

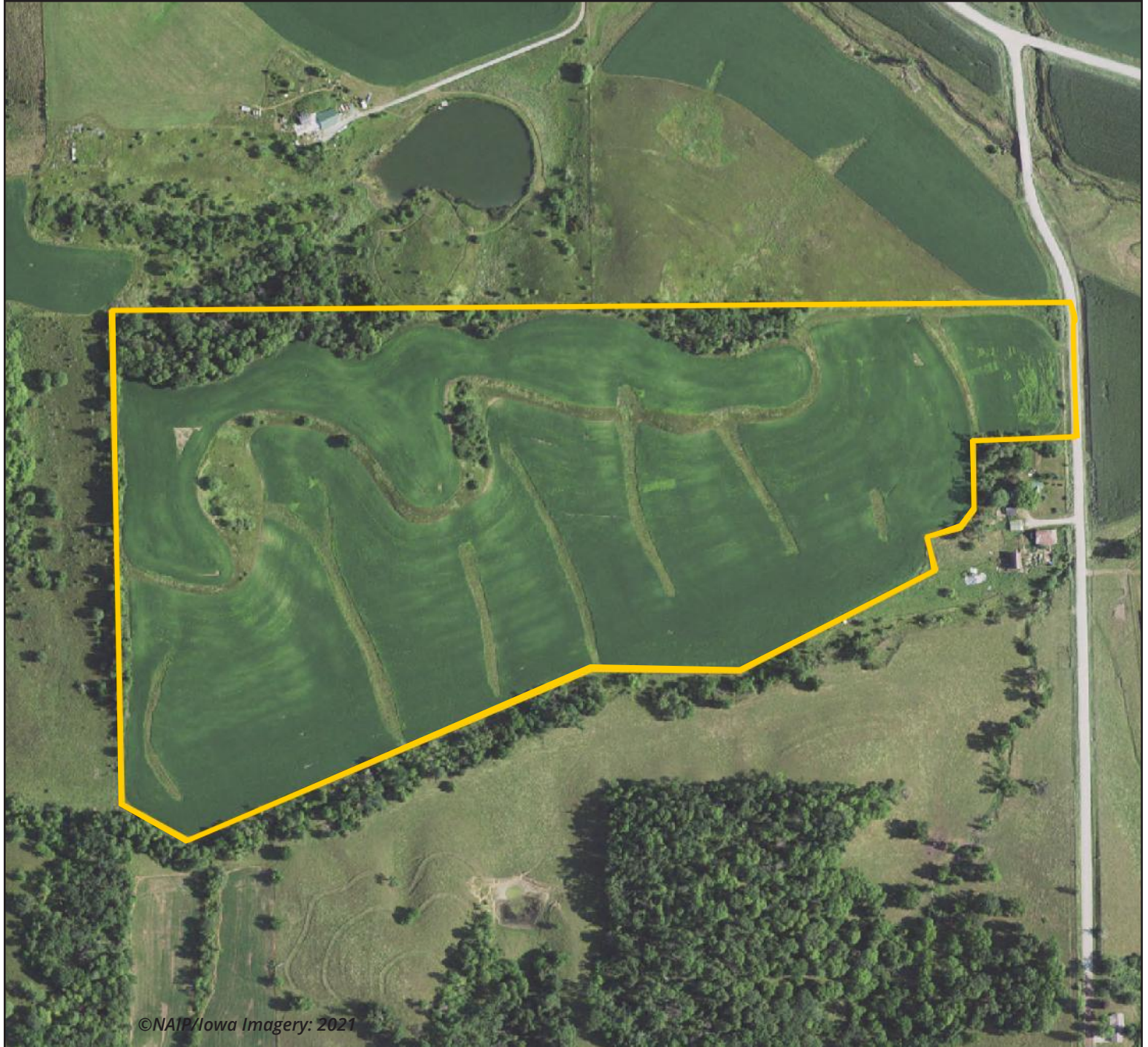


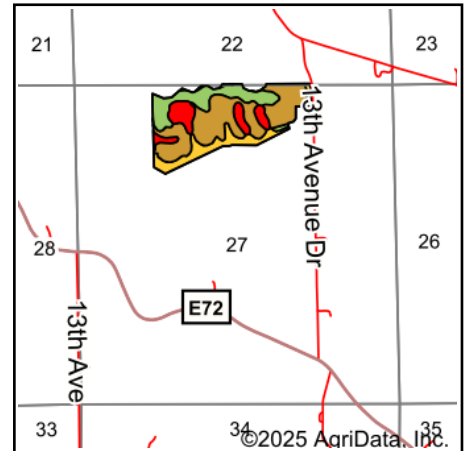
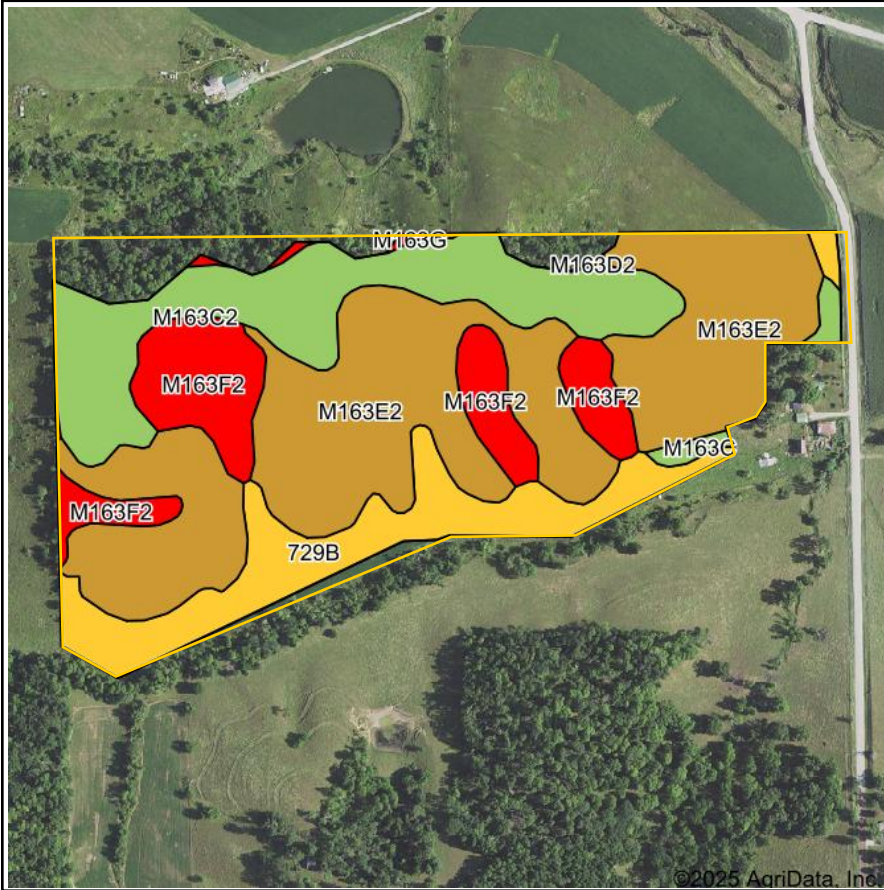
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Est. FSA/Eff. Crop Acres: 56.83 | Soil Productivity: 45.30 CSR2





State: **Iowa**
 County: **Benton**
 Location: **27-82N-12W**
 Township: **Iowa**
 Acres: **56.83**
 Date: **8/28/2025**



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**
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	27.49	48.4%		IVe	36
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	11.79	20.7%		IIIe	76
729B	Nodaway-Radford silt loams, 2 to 5 percent slopes	8.65	15.2%		IIw	56
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	7.94	14.0%		VIe	18
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.73	1.3%		IIIe	79
M163G	Fayette silt loam, till plain, 25 to 40 percent slopes	0.23	0.4%		VIle	5
Weighted Average					3.77	45.3

**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 east on 77th St. Dr. and ½ mile south on 13th Ave. Dr. The property is on the west side of the road.

Simple Legal

Parcel B, excluding Parcel C, in the N½ of Section 27, Township 82 North, Range 12 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$424,992.50
- \$6,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,427.00*
Gross Acres: 61.15
Net Taxable Acres: 60.86
Tax per Net Taxable Acre: \$23.45*

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

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm 7037, Part of Tract 9326
FSA/Eff. Crop Acres: 56.83*
Corn Base Acres: 20.93*
Corn PLC Yield: 137 Bu.
Bean Base Acres: 24.41*
Bean PLC Yield: 42 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Nodaway-Radford. CSR2 on the estimated FSA/Eff. crop acres is 45.30. 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 rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice Benton County farm located just east of Belle Plaine.

Additional Land for Sale

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

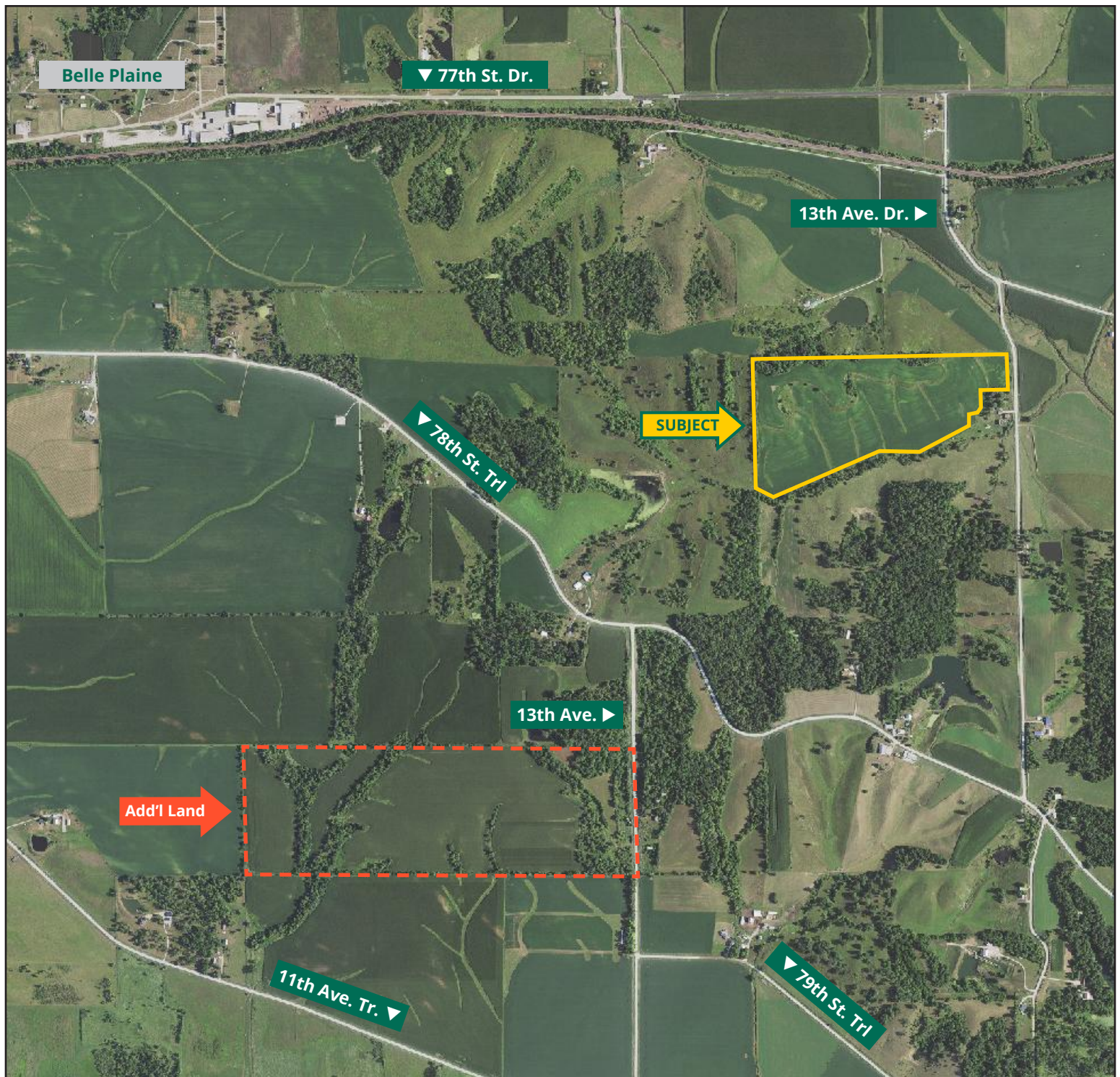
Southeast Corner Looking Northwest



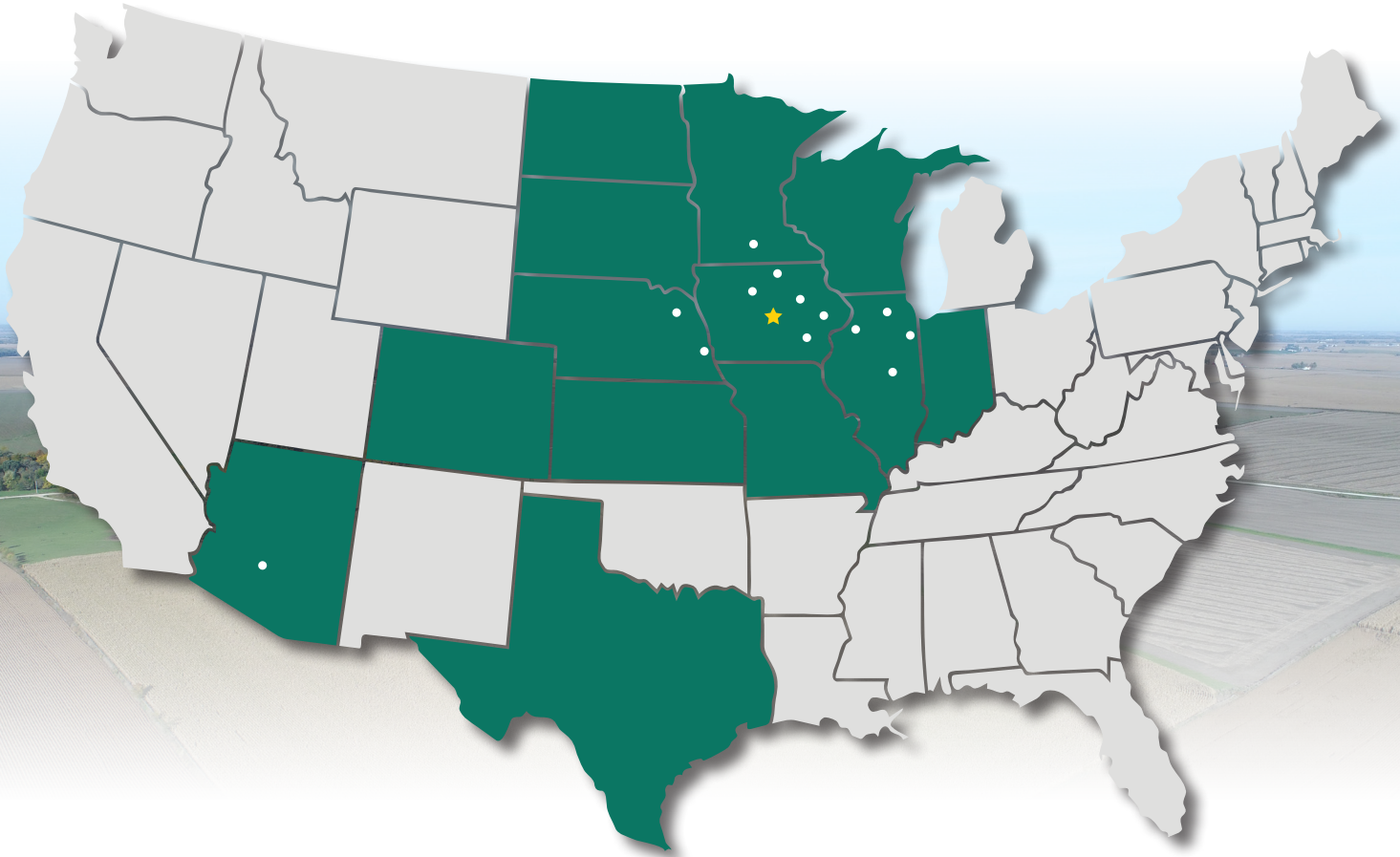
Northwest Corner Looking Southeast







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