



# LAND FOR SALE

## The Barfels Farm

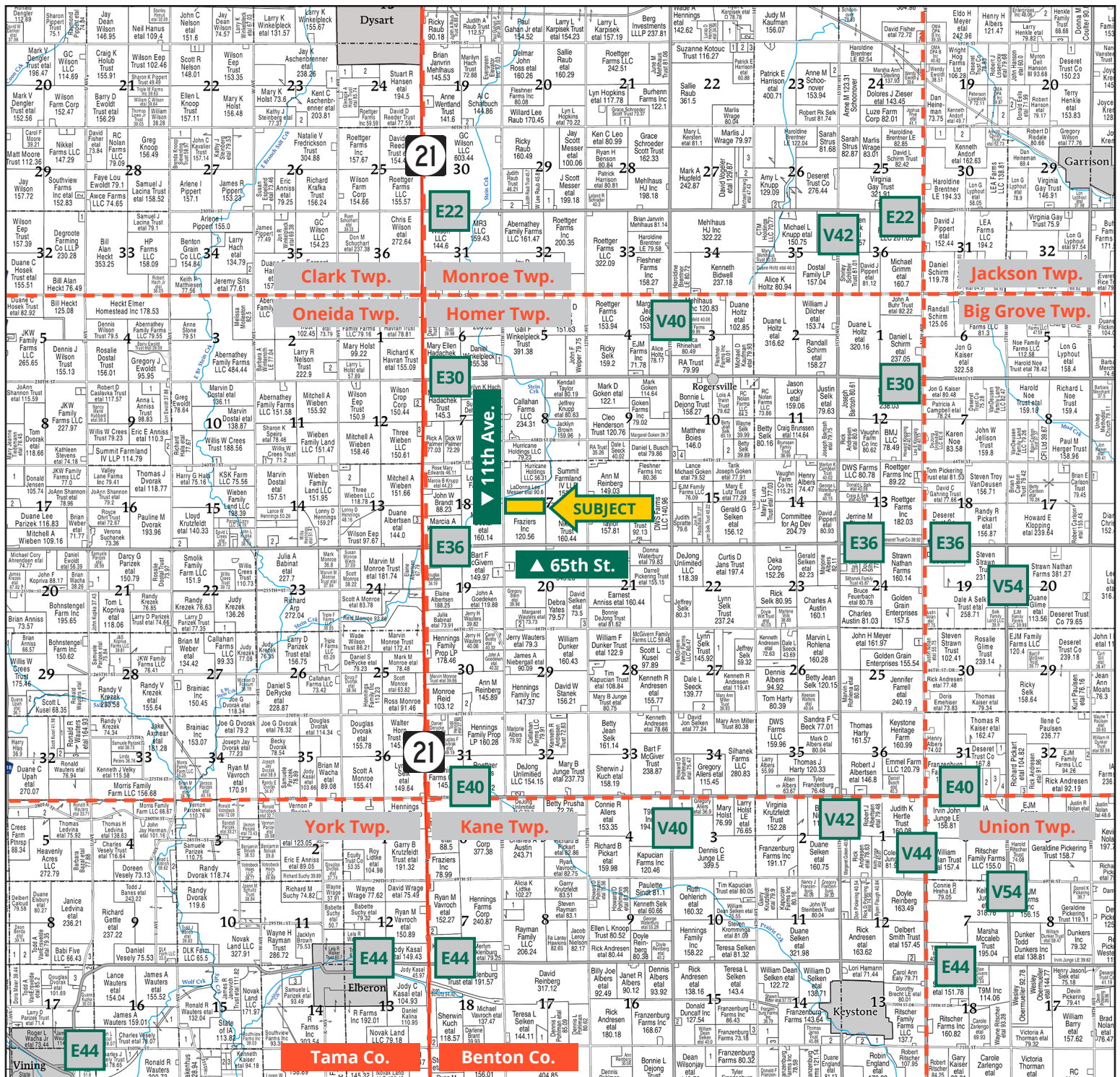


**TROY LOUWAGIE, ALC**  
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**60.00 Acres, m/I**  
**Benton County, IA**





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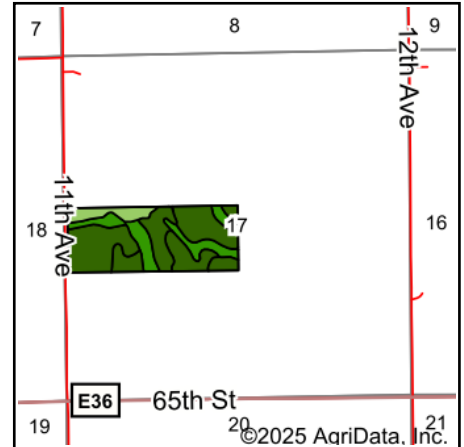


FSA/Eff. Crop Acres: 59.61 | Soil Productivity: 90.60 CSR2





Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Benton**  
 Location: **17-84N-12W**  
 Township: **Homer**  
 Acres: **59.61**  
 Date: **9/3/2025**



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	29.53	49.5%		Ile	94
11B	Colo-Ely complex, 0 to 5 percent slopes	10.20	17.1%		IIw	86
426B	Aredale loam, 2 to 5 percent slopes	6.71	11.3%		Ile	91
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.24	8.8%		IIw	78
119B	Muscataine silty clay loam, 2 to 5 percent slopes	3.38	5.7%		Ile	95
426C	Aredale loam, 5 to 9 percent slopes	2.52	4.2%		IIIe	86
120B	Tama silty clay loam, 2 to 5 percent slopes	2.03	3.4%		Ile	95
Weighted Average					2.04	90.6

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



**Location**

From Dysart: 6 miles south on IA-21, 1 mile east on 65th St. and ½ mile north on 11th Ave. The property is on the east side of the road.

From Keystone: 5 miles north, on Co. Rd. V-42, 4 miles west on 65th St. and ½ mile north on 11th Ave.

**Simple Legal**

The S¼ S½ NW¼ and N½ N½ SW¼ of Section 17, Township 84 North, Range 12 West of the Fifth P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

**Price & Terms**

- \$897,000.00
- \$14,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

**Possession**

Negotiable.

**Real Estate Tax**

Taxes Payable 2025-2026: \$2,362.00  
Gross Acres: 60.00  
Net Taxable Acres: 59.50  
Tax per Net Taxable Acre: \$39.70

**Lease Status**

Farm is leased for the 2025 crop year.

**FSA Data**

Farm 8639, Tract 2466  
FSA/Eff. Crop Acres: 59.61  
Corn Base Acres: 29.10  
Corn PLC Yield: 166 Bu.  
Bean Base Acres: 24.90  
Bean PLC Yield: 51 Bu.

**Soil Types/Productivity**

Primary soils are Dinsdale, Colo-Ely and Aredale. CSR2 on the FSA/Eff. crop acres is 90.60. 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**

Drainage is natural with some tile. Tile maps are not available. Contact agent for details.

**Buildings/Improvements**

None.

**Water & Well Information**

None.

**Comments**

This is a premium-quality and highly-tillable Benton County farm with a 90.60 CSR2.



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.



The Southeast Corner Looking Northwest



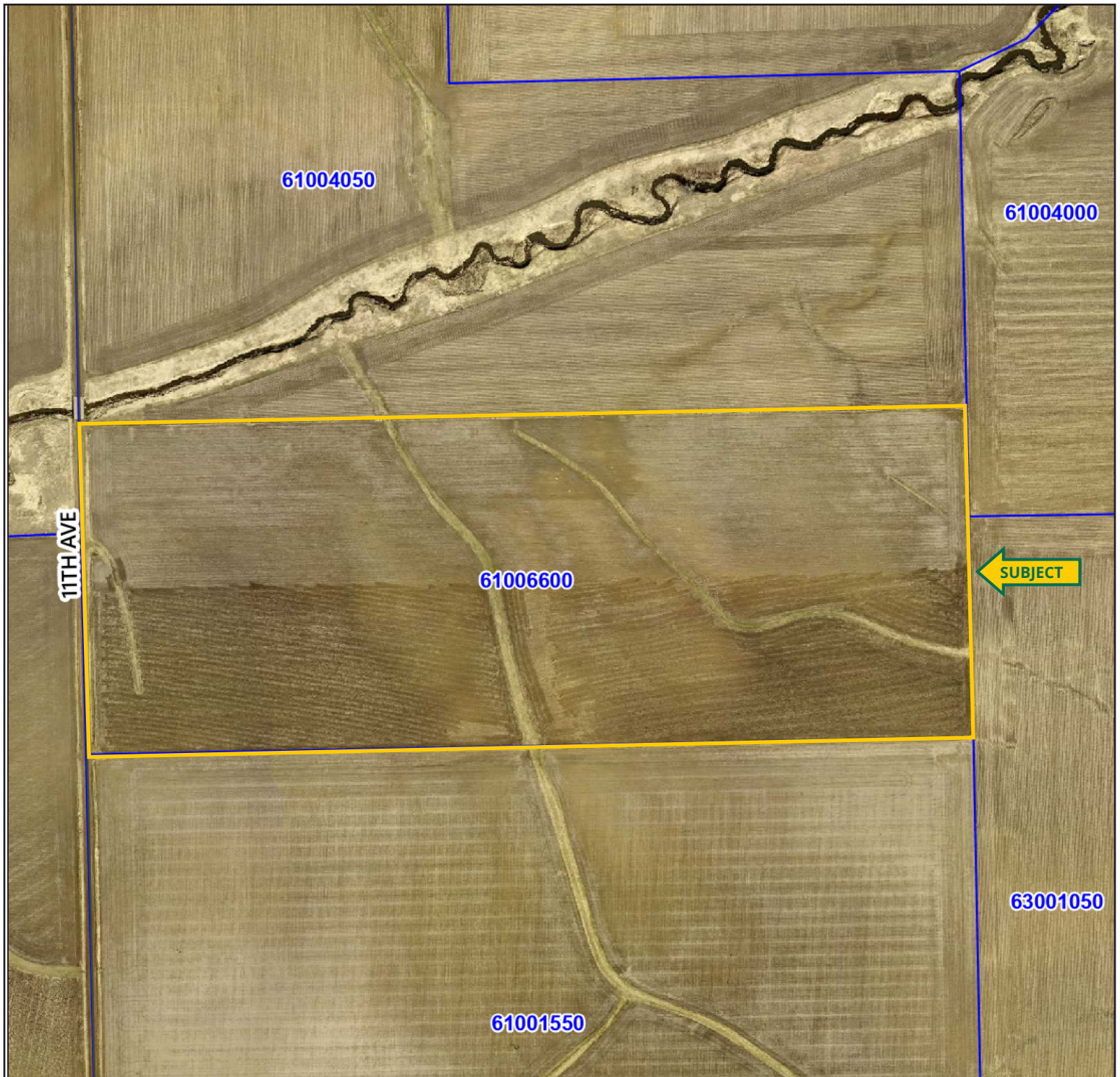
The Northwest Corner Looking Southeast





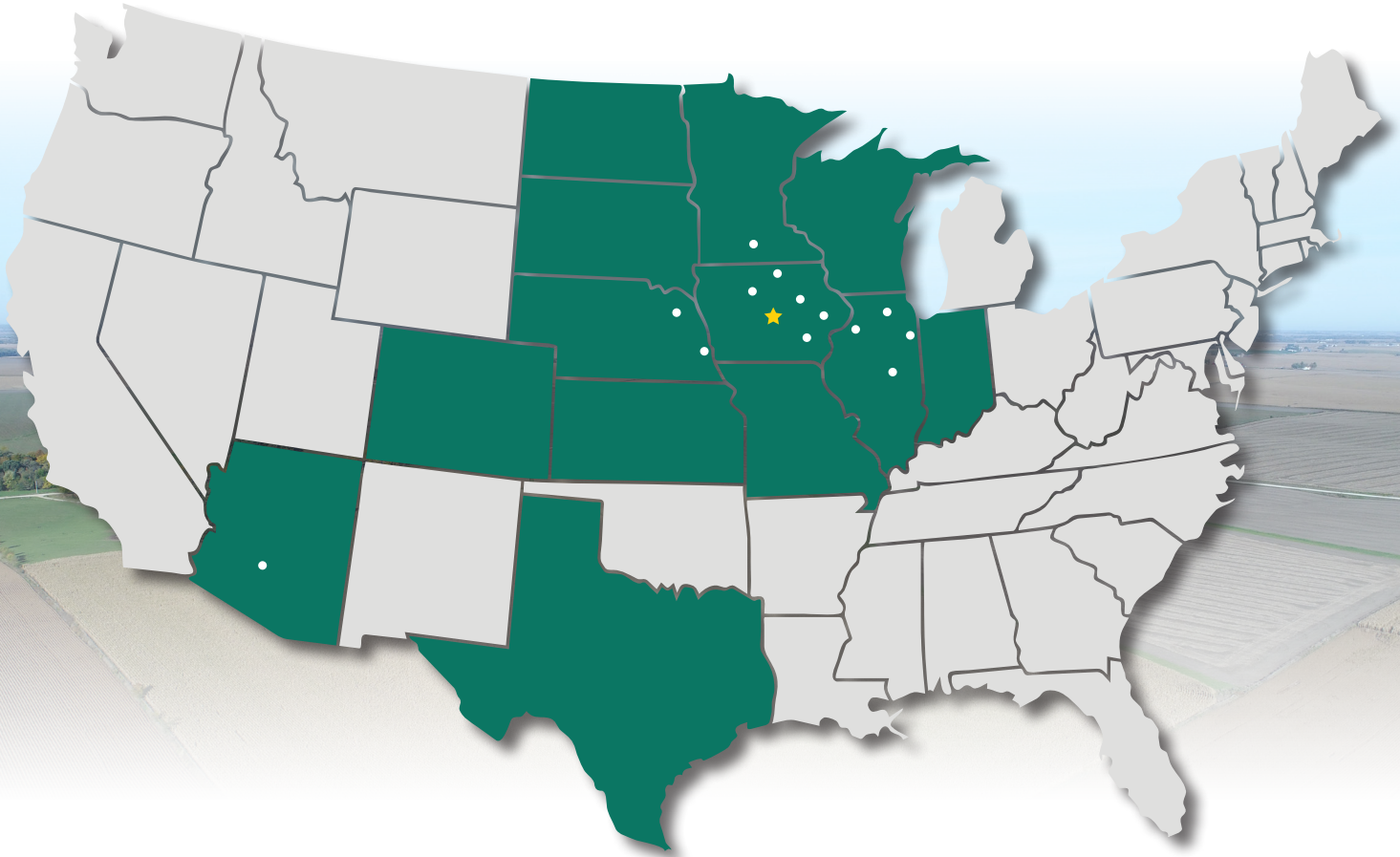








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