

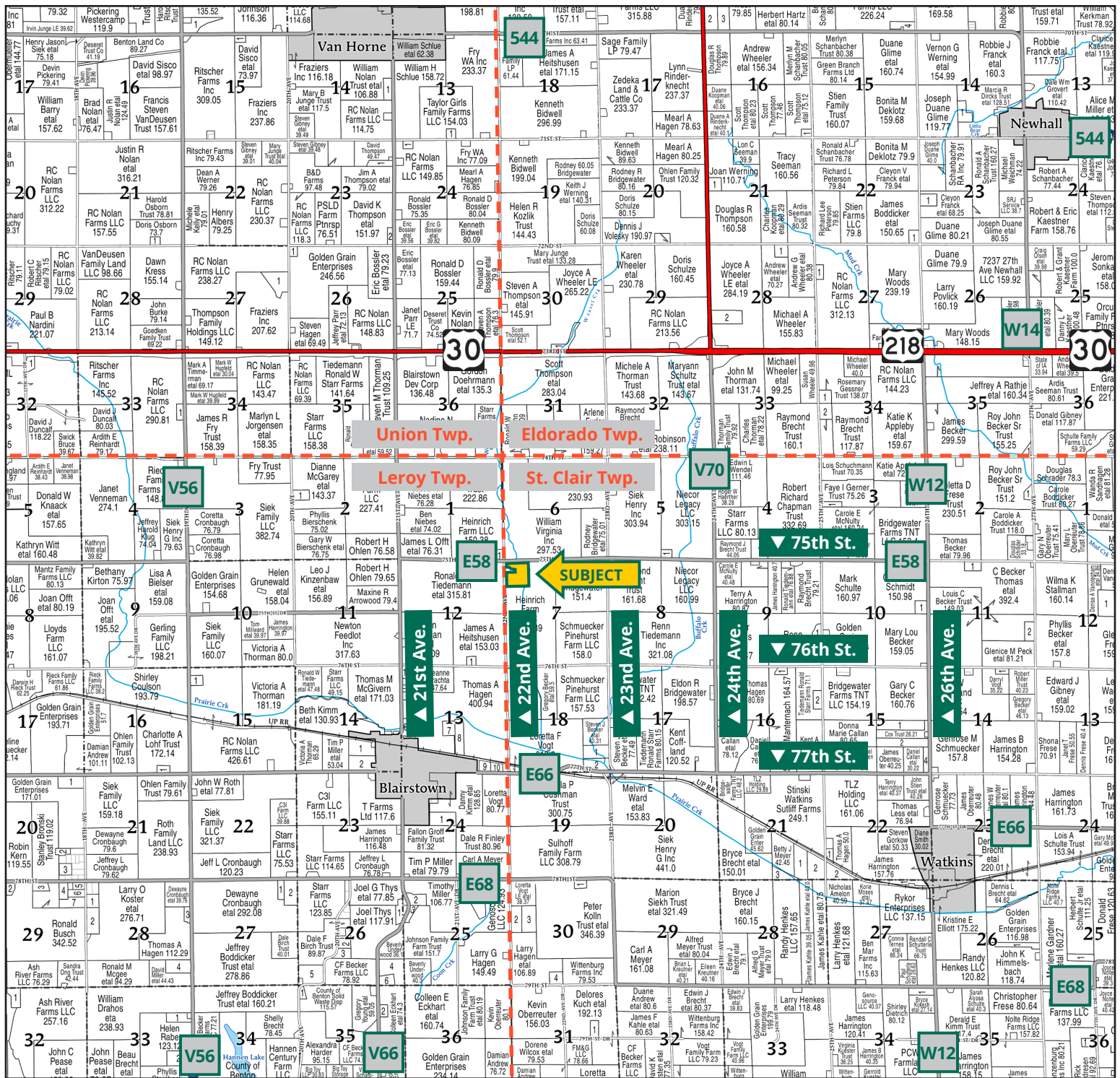
Ballard Farm



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

34.00 Acres, m/l
Benton County, IA

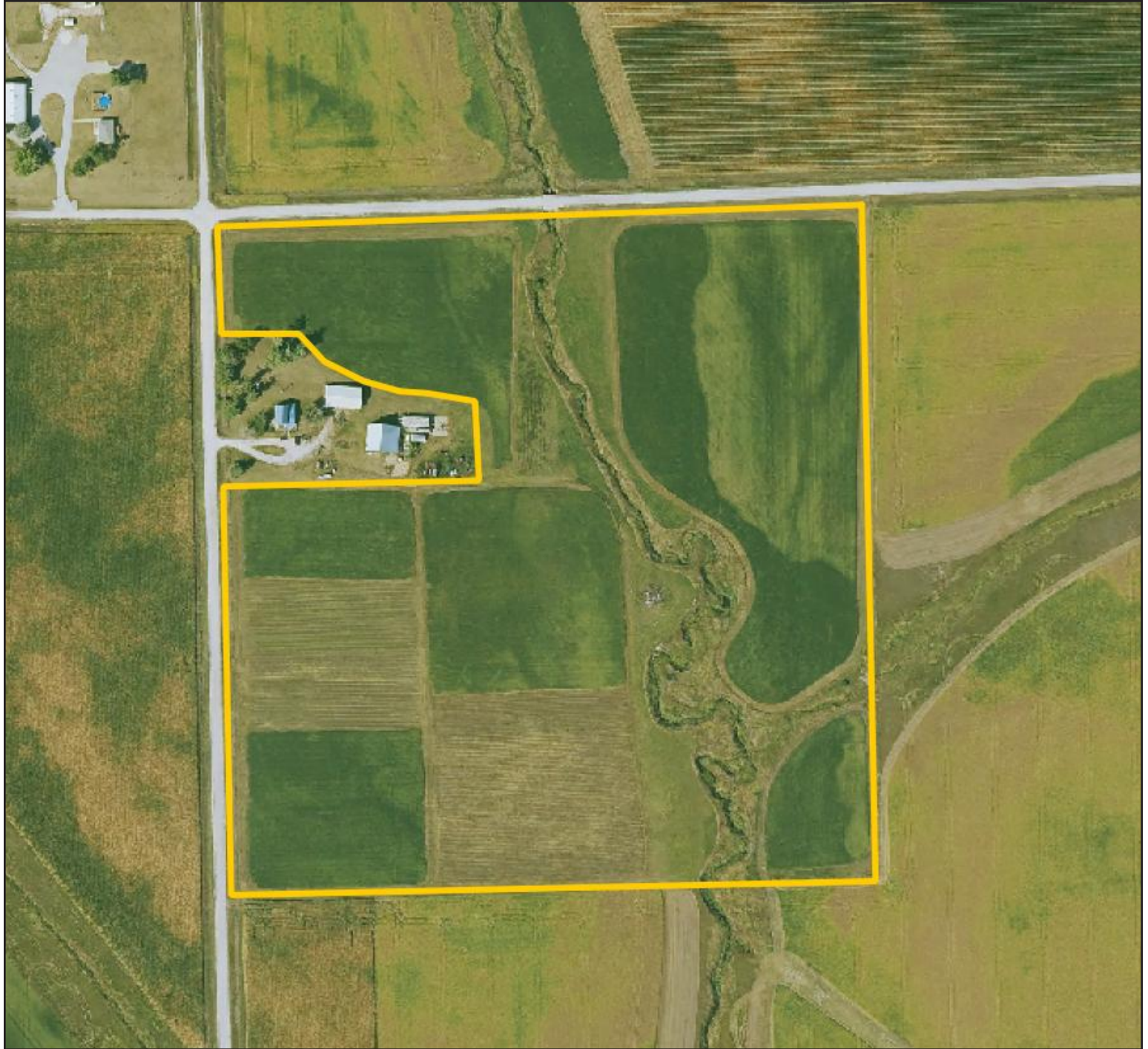


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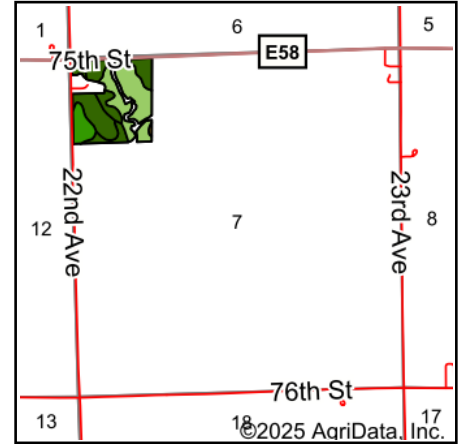
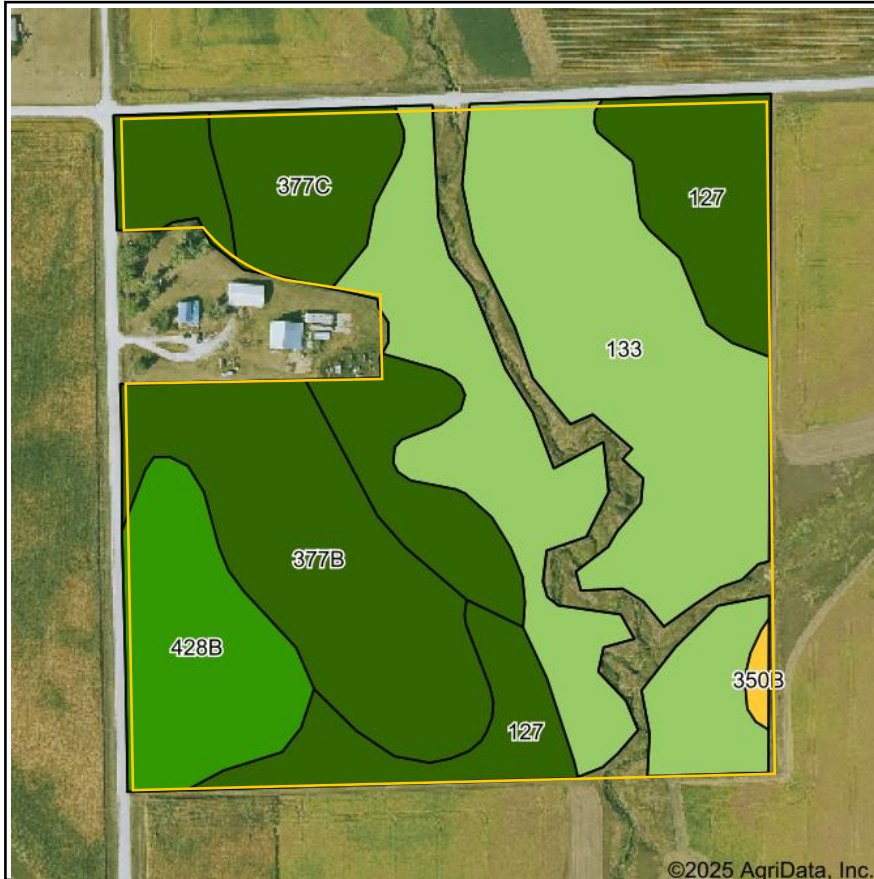
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Est. FSA/Eff. Crop Acres: 32.08 | Soil Productivity: 86.20 CSR2



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State: **Iowa**
 County: **Benton**
 Location: **7-82N-10W**
 Township: **St. Clair**
 Acres: **32.08**
 Date: **10/29/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	13.16	41.0%		IIw	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	6.78	21.1%		IIe	94
127	Wiota silt loam, loamy substratum, 0 to 3 percent slopes, rarely flooded	4.33	13.5%		Iw	95
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	4.16	13.0%		IIIe	90
428B	Ely silty clay loam, 2 to 5 percent slopes	3.49	10.9%		IIe	88
350B	Waukegan silt loam, 2 to 5 percent slopes	0.16	0.5%		IIe	55
Weighted Average					1.99	86.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Blainstown: 1½ miles north on 21st Ave. and 1 mile east on 75th St. The property is southeast of the intersection with 22nd Ave.

Simple Legal

The NW Fr. ¼ NW¼, excluding the house and buildings on approximately 2.50 acres, Section 7, Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$433,500.00
- \$12,750.00/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,161.00*

Net Taxable Acres: 34.00*

Tax per Net Taxable Acre: \$34.15*

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

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 8811, Part of Tract 8907

FSA/Eff. Crop Acres: 32.08*

Corn Base Acres: 3.44*

Corn PLC Yield: 129 Bu.

Bean Base Acres: 3.27*

Bean PLC Yield: 37 Bu.

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

Base Acres from the building site portion of the farm to be allocated to the cropland parcel during farmstead split.

Soil Types/Productivity

Primary soils are Colo, Dinsdale and Wiota. CSR2 on the estimated FSA/Eff. crop acres is 86.20. 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

This farm is well-tiled. Tile maps are not available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Benton County farm located in an area utilized for seed-corn production.



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.

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Northeast Corner Looking Southwest



Northwest Corner Looking Southeast



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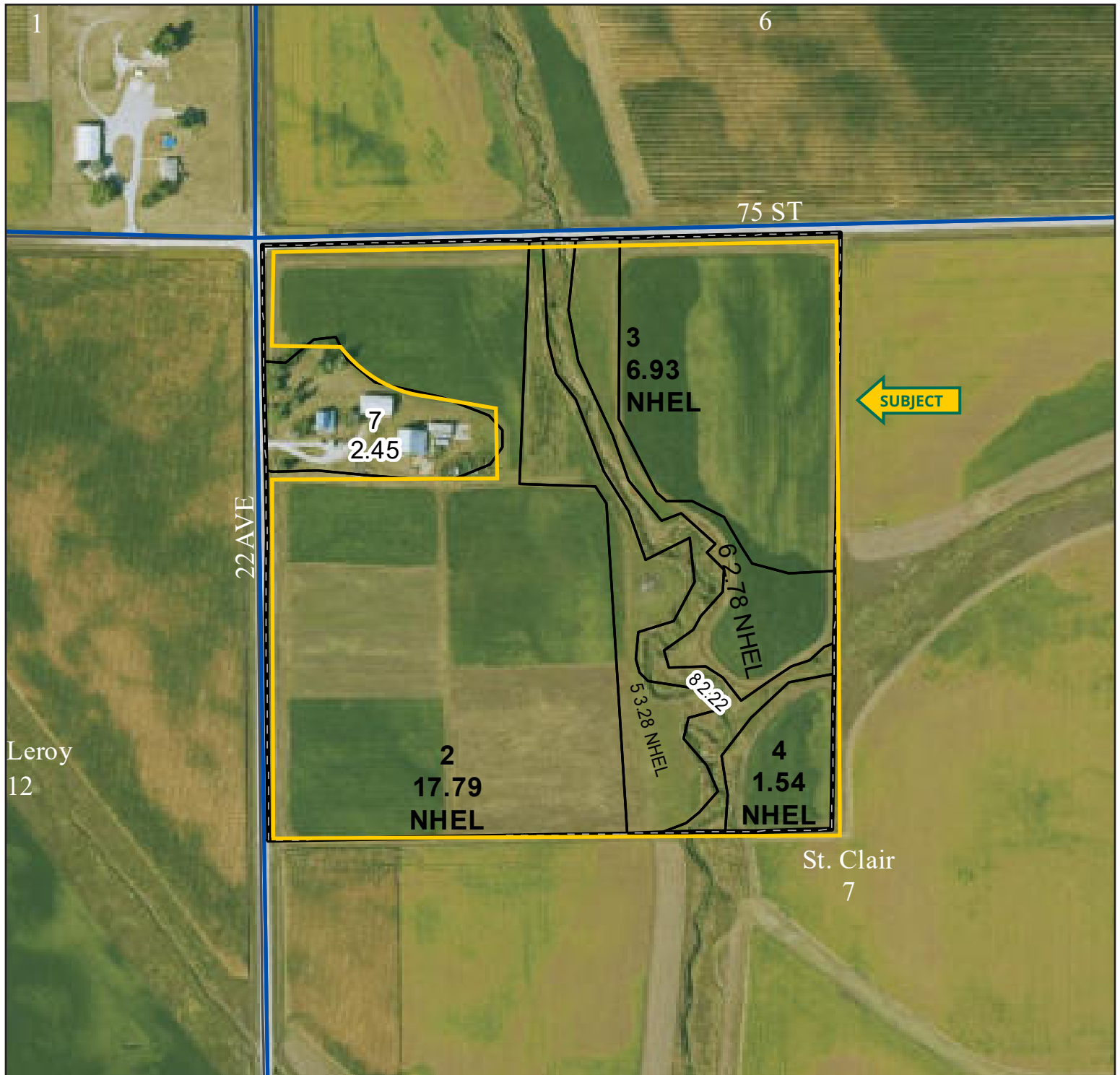
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East Side Looking West

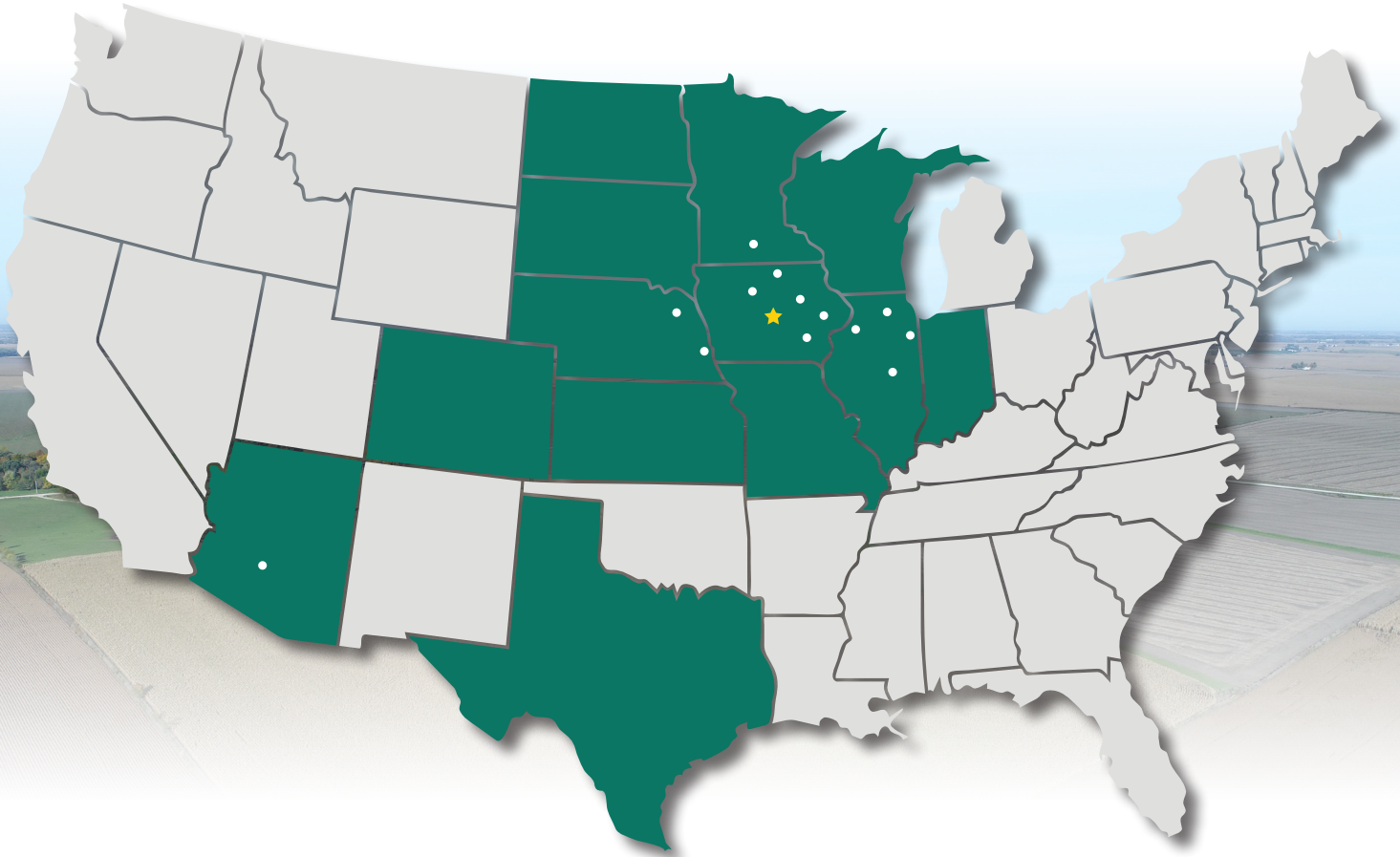


Southeast Corner Looking Northwest





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