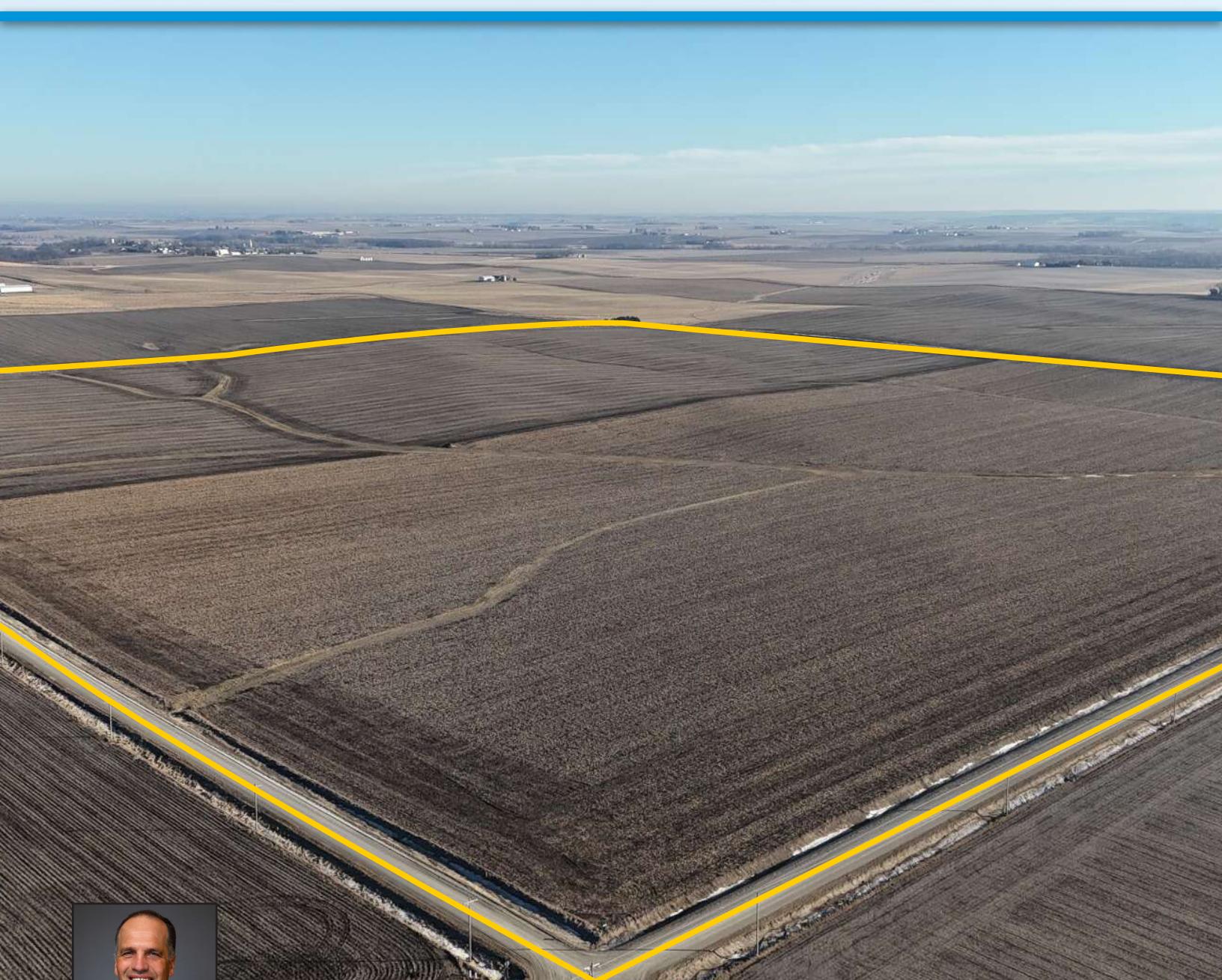




LAND FOR SALE

Gibney Trust Farm



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

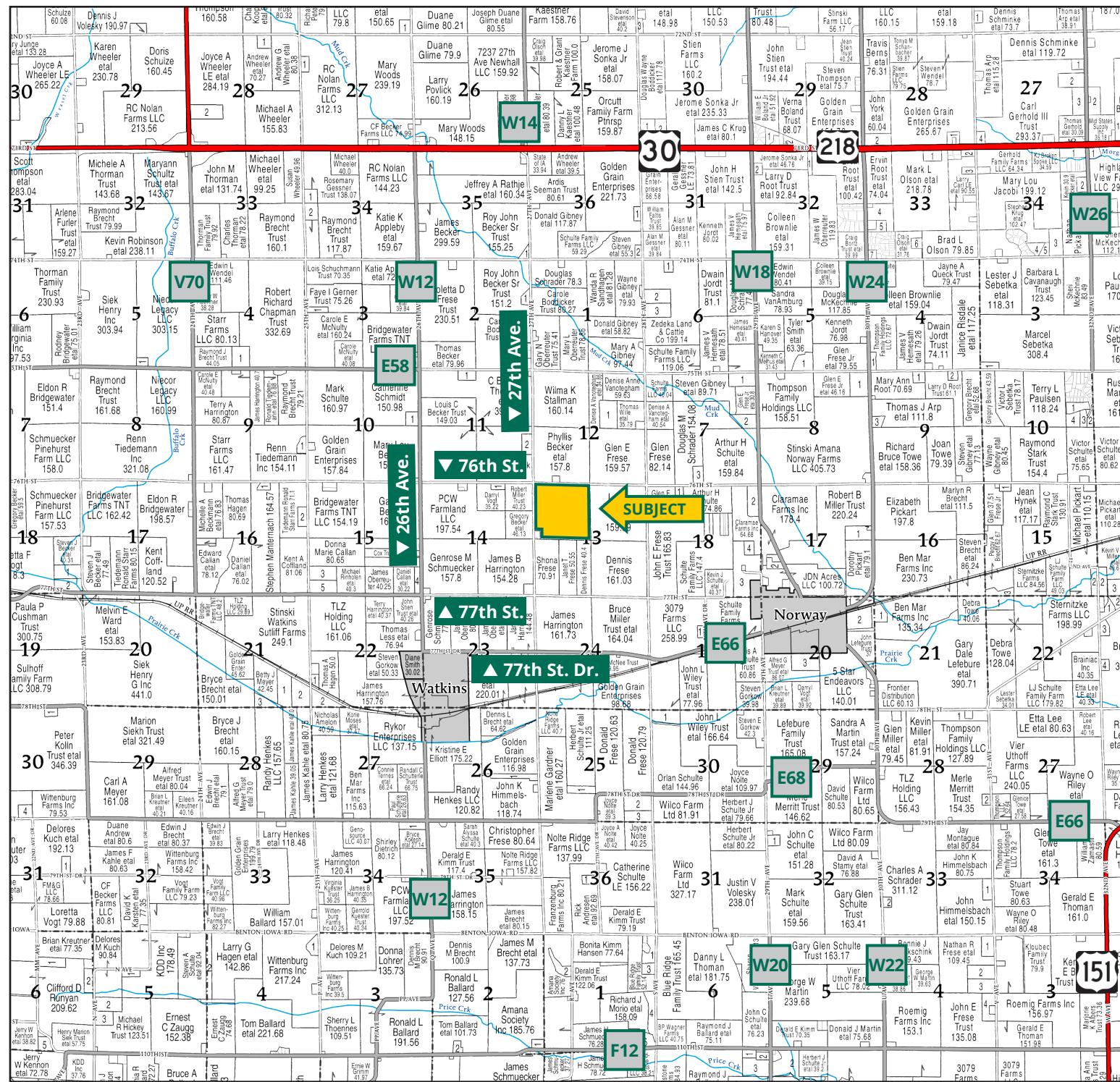
319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

157.19 Acres, m/l
Benton County, IA



PLAT MAP

St. Clair Township, Benton County, IA



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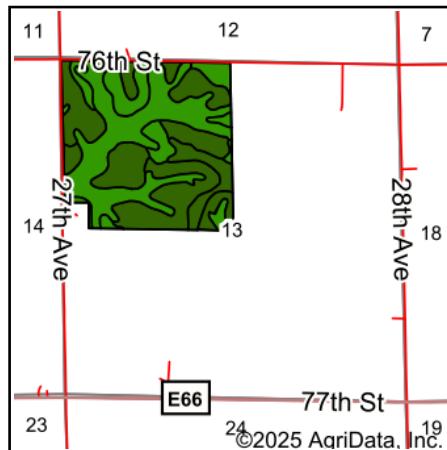
TROY LOUWAGIE, ALC

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FSA/Eff. Crop Acres: 155.39 | Soil Productivity: 88.20 CSR2



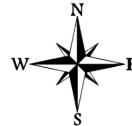


State: Iowa
County: Benton
Location: 13-82N-10W
Township: St. Clair
Acres: 155.39
Date: 12/17/2025



Maps Provided By:

 surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
11B	Colo-Ely complex, 0 to 5 percent slopes	54.63	35.1%		IIw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	41.79	26.9%		IIIe	90
83B	Kenyon loam, 2 to 5 percent slopes	23.31	15.0%		IIe	90
83C	Kenyon loam, 5 to 9 percent slopes	23.08	14.9%		IIIe	85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	12.58	8.1%		IIe	94
Weighted Average						2.42
Weighted Average						88.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Watkins: ½ mile east on 77th St. Dr. and 1 mile north on 27th Ave. The property is on the east side of the road.

Simple Legal

That part of the NW ¼ of Section 13, Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,436,445.00
- \$15,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,888.00
Gross Acres: 157.19
Net Taxable Acres: 153.42

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 1790, Tract 1641
FSA/Eff. Crop Acres: 155.39
Corn Base Acres: 78.40
Corn PLC Yield: 161 Bu.
Bean Base Acres: 75.00
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Colo-Ely, Dinsdale and Kenyon. CSR2 on the FSA/Eff. crop acres is 88.20. 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

Drainage is natural with some tile.

Buildings/Improvements

There are two older grain bins in the southwest corner of the farm.

Water & Well Information

None.

Comments

This is a highly productive Benton County farm with an 88.20 CSR2.



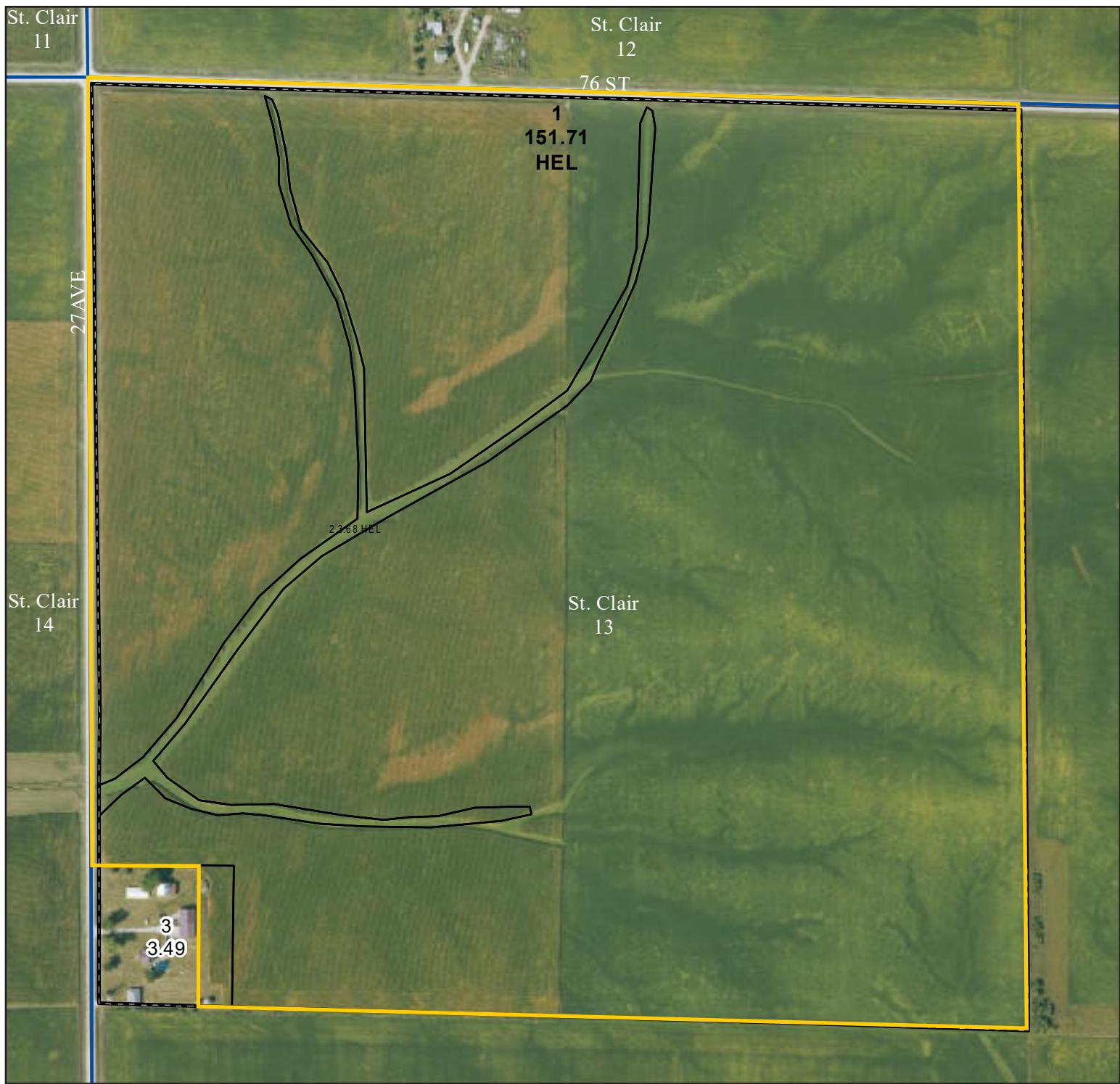
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southeast Corner Looking Northwest



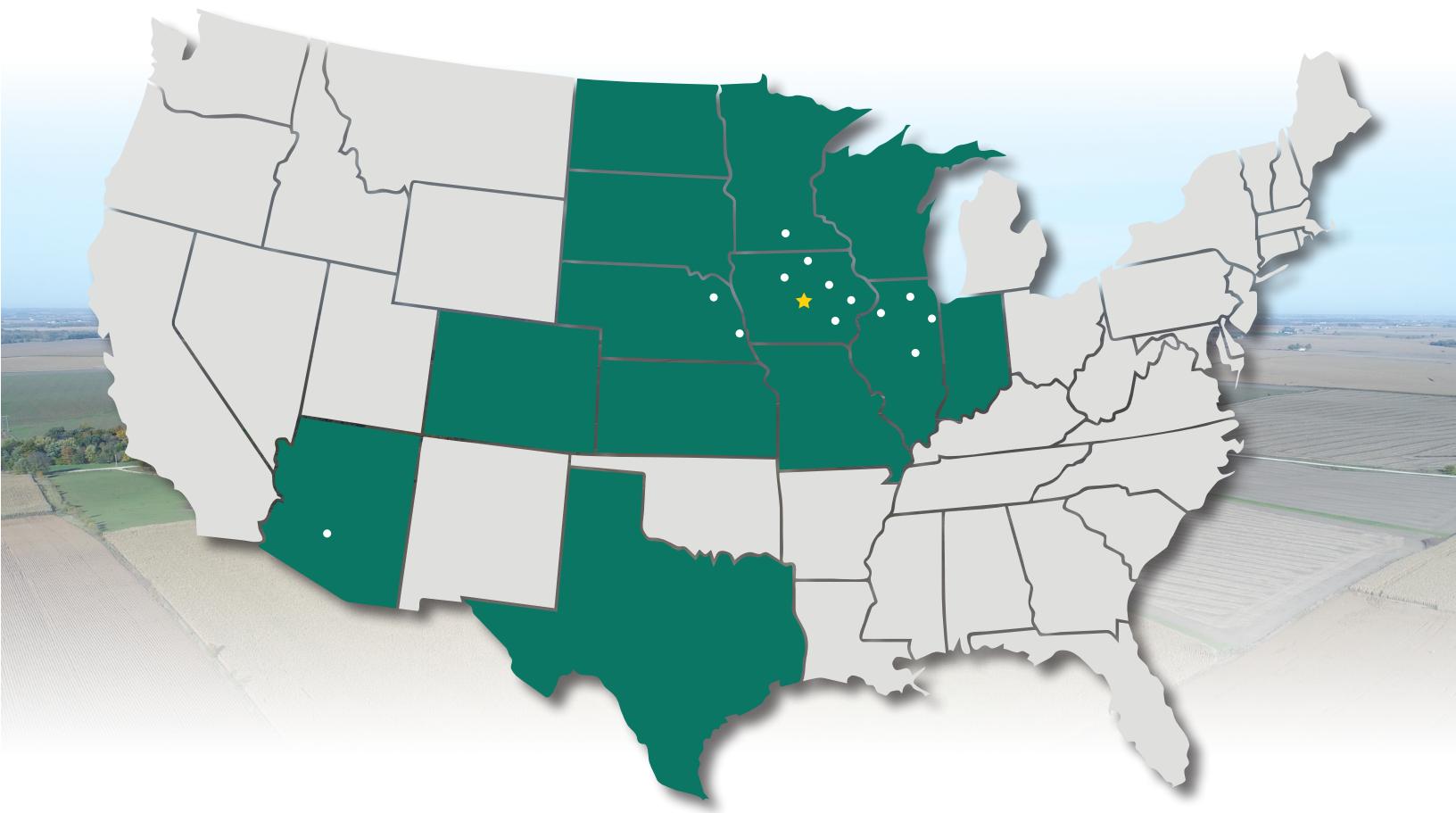
Southwest Corner Looking Northeast







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