



# LAND FOR SALE

## High-Quality Benton County Farm

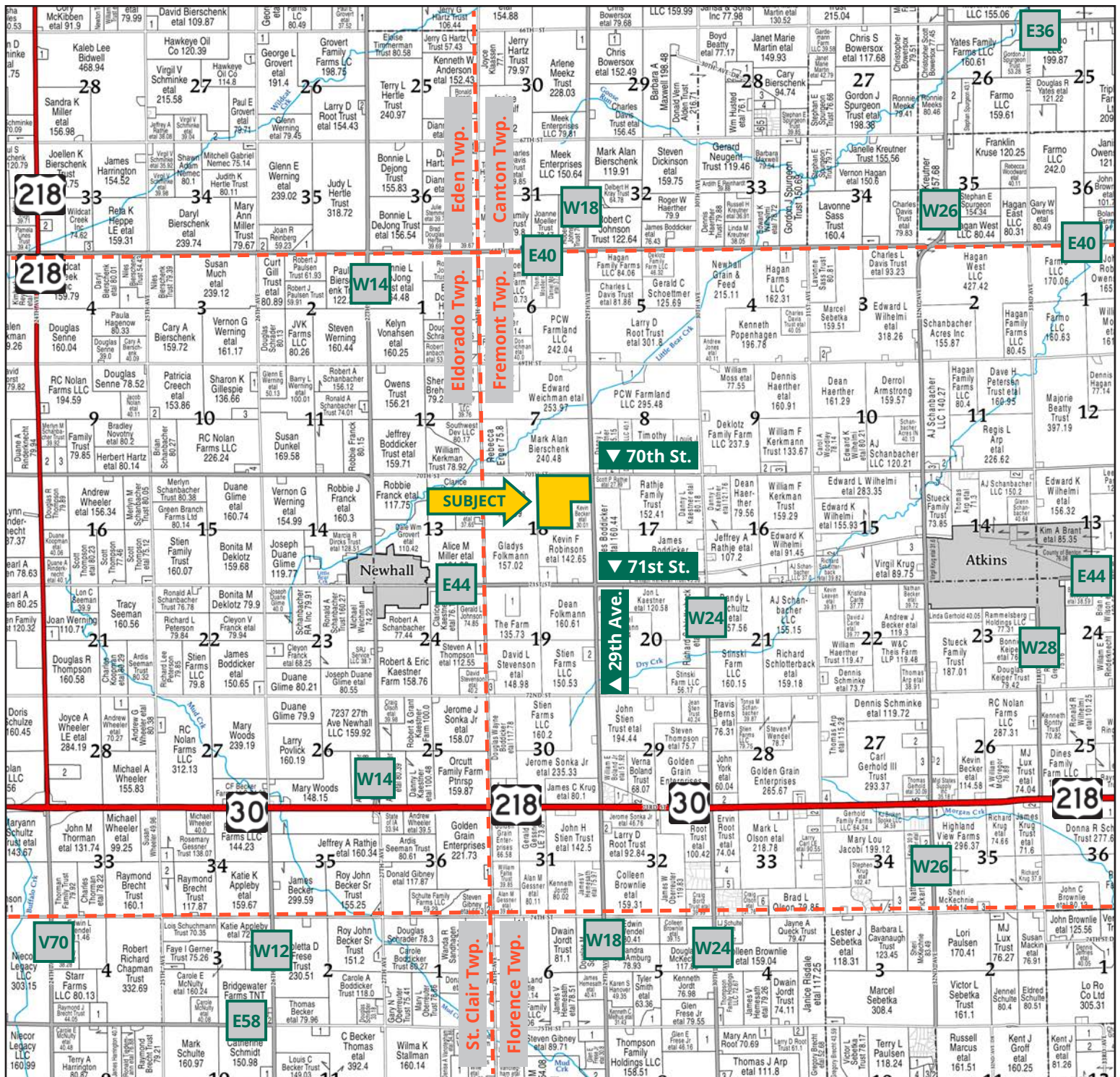


**TROY LOUWAGIE, ALC**  
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**130.00 Acres, m/l**  
**Benton County, IA**





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FSA/Eff. Crop Acres: 126.30 | Soil Productivity: 89.10 CSR2

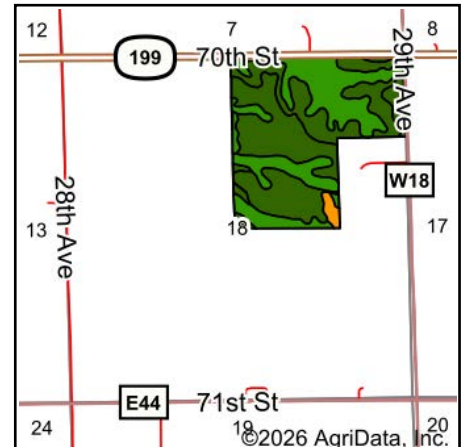


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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Benton**  
 Location: **18-83N-9W**  
 Township: **Fremont**  
 Acres: **126.3**  
 Date: **1/20/2026**



Maps Provided By:  
  
 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**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	45.67	36.1%		Ile	94
11B	Colo-Ely complex, 0 to 5 percent slopes	45.36	35.9%		IIlw	86
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	27.60	21.9%		IIIle	90
83B	Kenyon loam, 2 to 5 percent slopes	3.88	3.1%		Ile	90
782B	Donnan silt loam, 2 to 5 percent slopes	2.16	1.7%		Ile	43
83C	Kenyon loam, 5 to 9 percent slopes	1.21	1.0%		IIIle	85
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.42	0.3%		IIIle	84
Weighted Average					2.23	89.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Atkins: 3 miles west on 71st St. and  $\frac{3}{4}$  mile north on 29th Ave. The property is on the west side of the road.

## Simple Legal

The N $\frac{1}{2}$  NE $\frac{1}{4}$ , SW $\frac{1}{4}$  NE $\frac{1}{4}$ , and W $\frac{1}{4}$  SE $\frac{1}{4}$  NE $\frac{1}{4}$  in Section 18 all in Township 83 North, Range 9 West of the 5th P.M. in Benton County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$2,047,500.00
- \$15,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2025-2026: \$4,884.00  
Gross Acres: 130.00  
Net Taxable Acres: 127.00  
Tax per Net Taxable Acre: \$38.46

## Lease Status

Farm is leased for the 2026 crop year.

## FSA Data

Farm 5943, Tract 8355  
FSA/Eff. Crop Acres: 126.30  
Corn Base Acres: 61.00  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 58.50  
Bean PLC Yield: 51 Bu.

## Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely.  
CSR2 on the FSA/Eff. crop acres is 89.10.  
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

None.

## Water & Well Information

None.

## Comments

This is a highly productive Benton County farm with an 89.10 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.

Northeast Corner Looking Southwest



Southeast Corner Looking Northwest



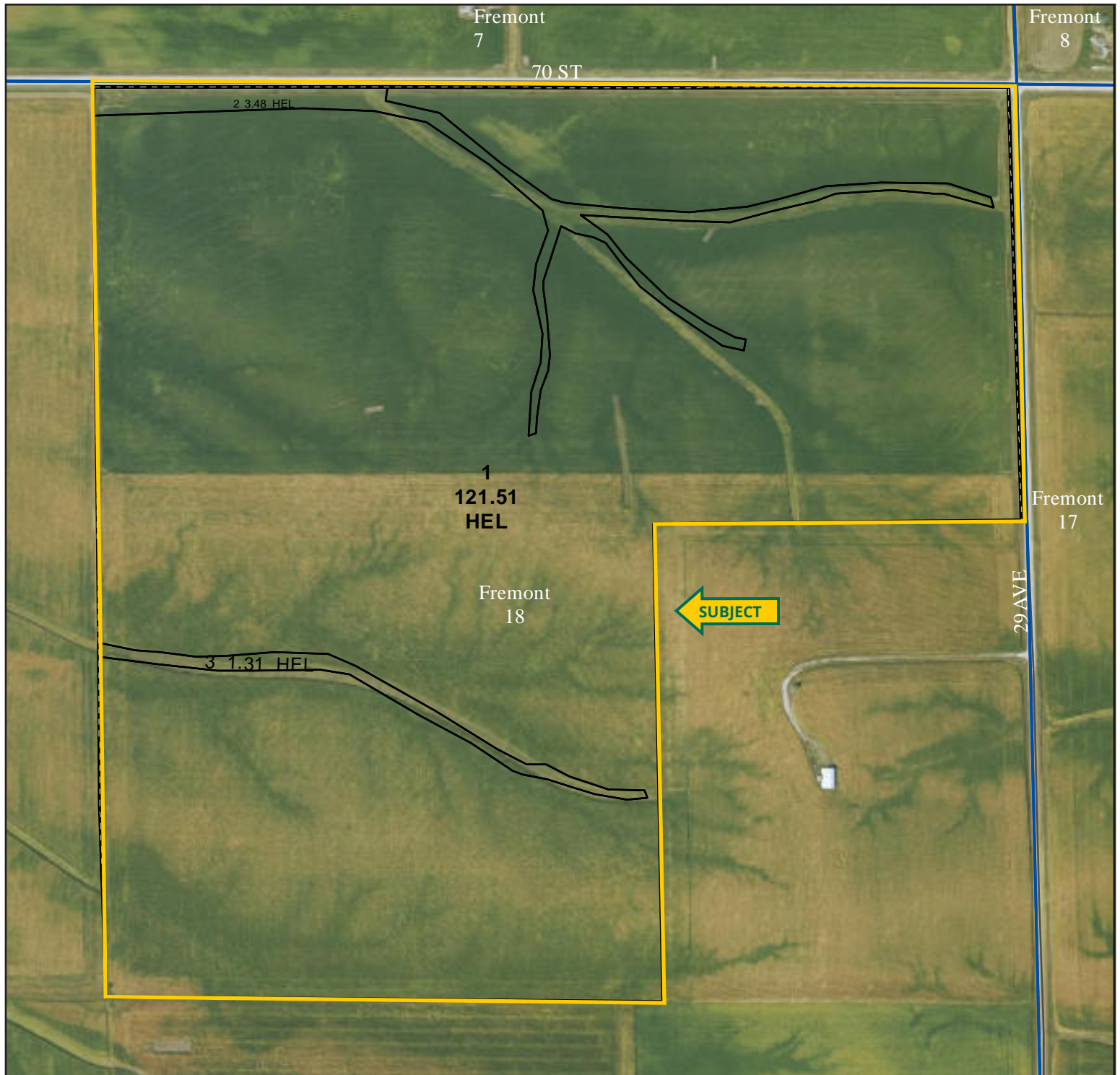


South Side Looking North

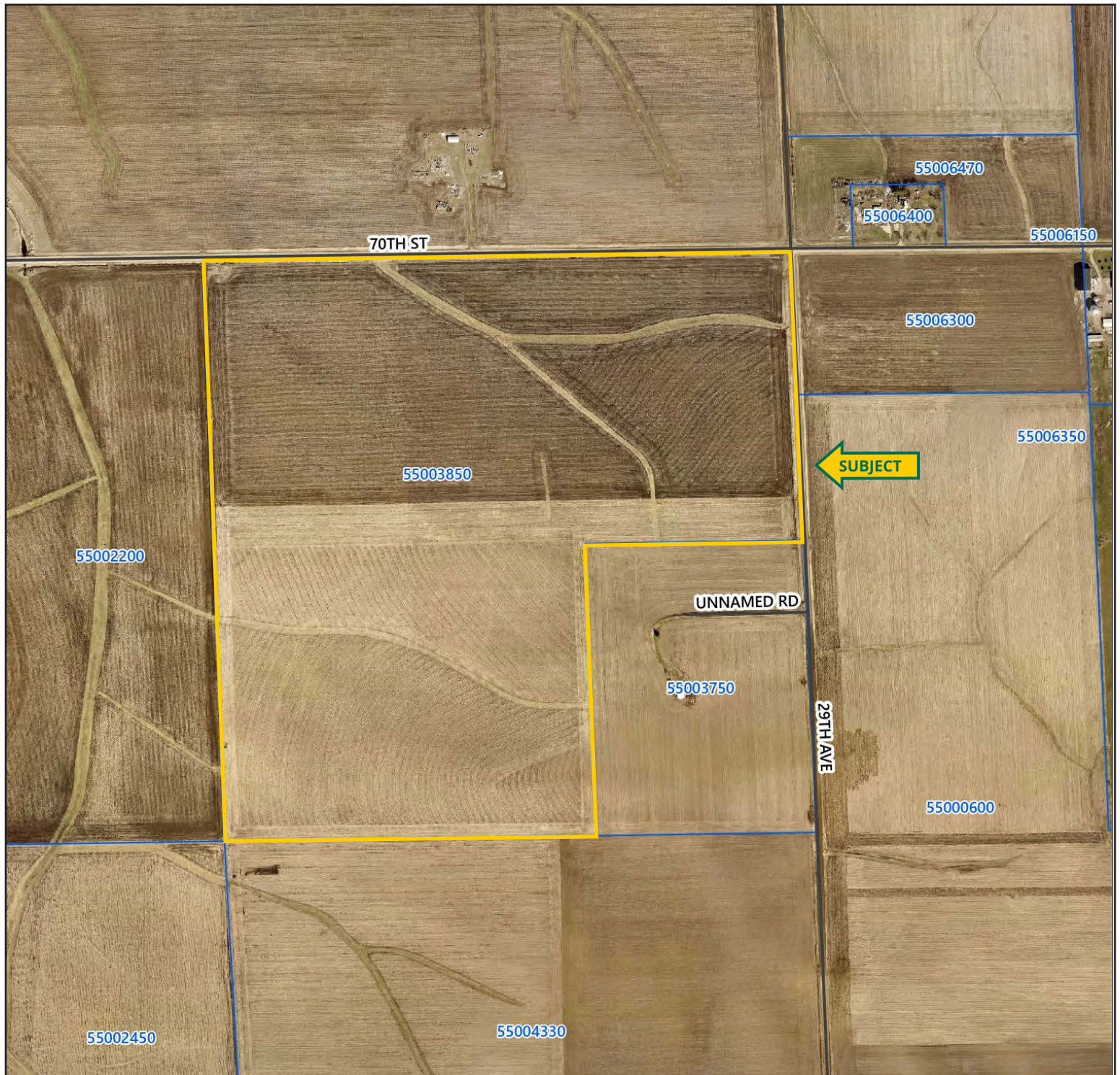


Southwest Corner Looking Northeast

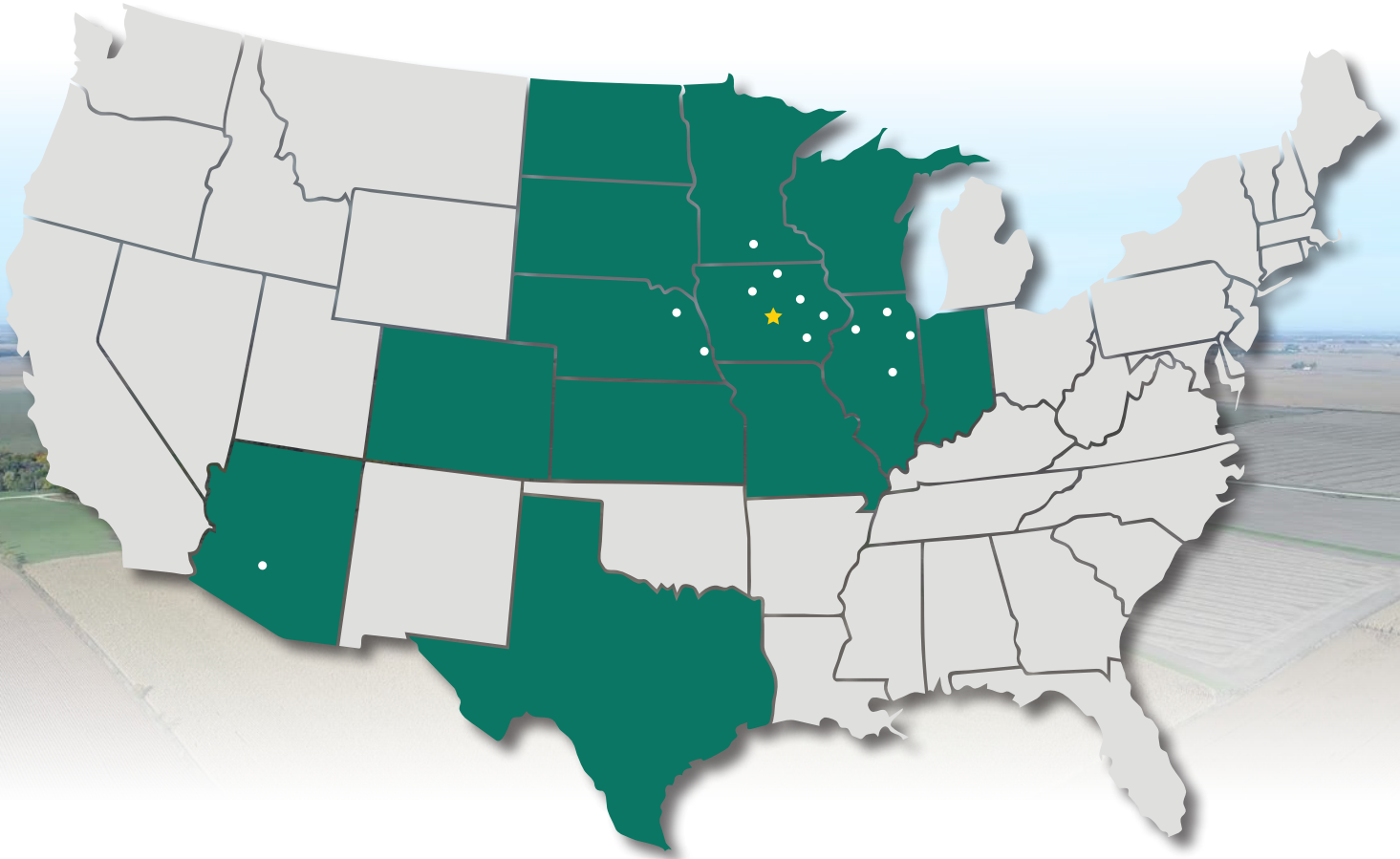








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