

Highly Tillable Benton County Farm with a CSR2 of 73.40



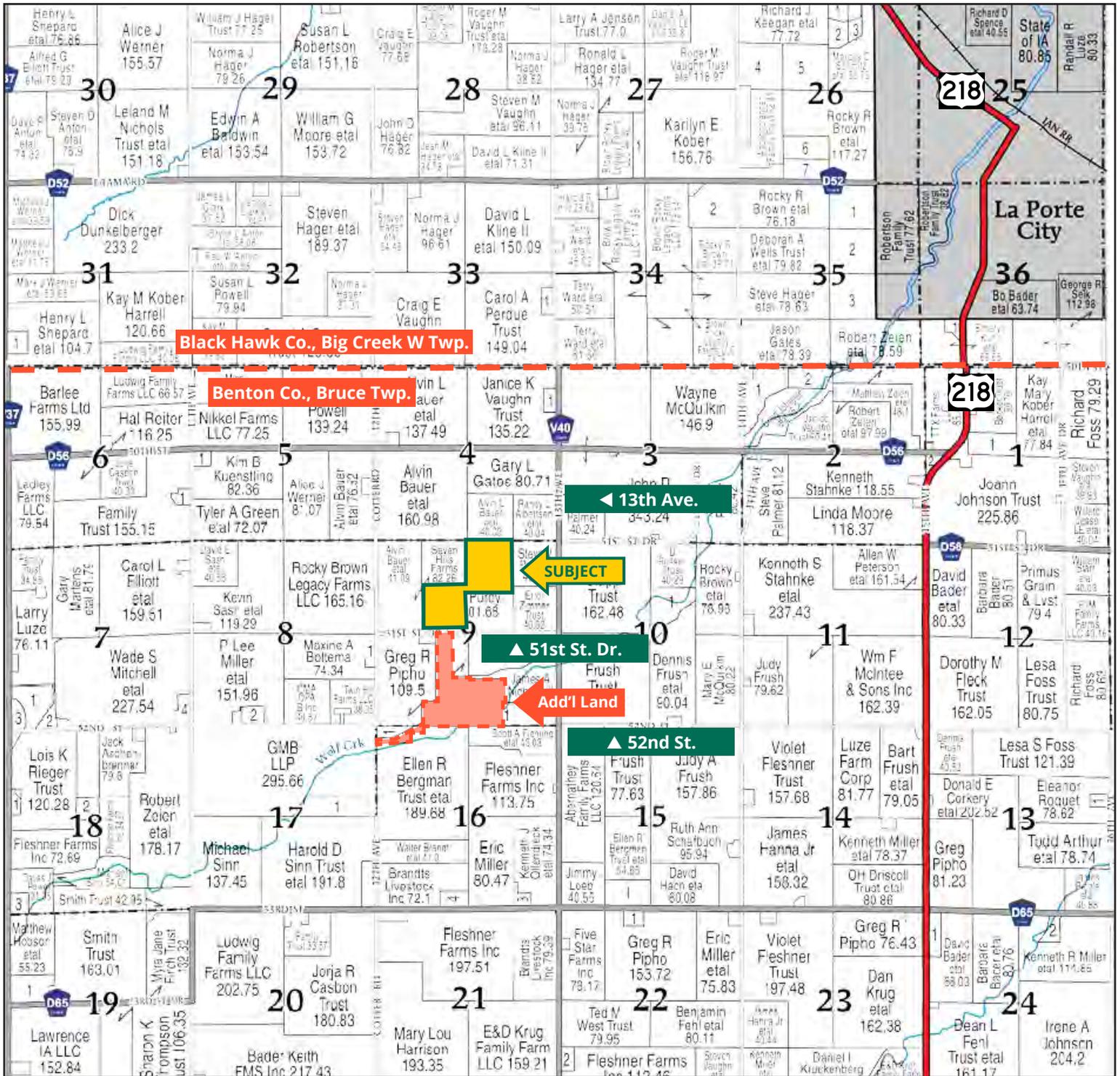
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87.00 Acres, m/I
Benton County, IA



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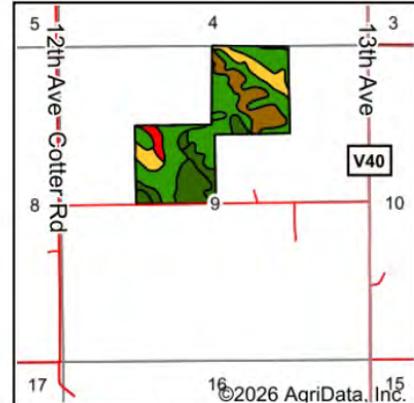
Est. FSA/Eff. Crop Acres: 86.00 | Soil Productivity: 73.40 CSR2



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State: Iowa
 County: Benton
 Location: 9-86N-12W
 Township: Bruce
 Acres: 86
 Date: 3/11/2026



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**
11B	Colo-Ely complex, 0 to 5 percent slopes	23.21	27.0%		IIw	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	14.68	17.1%		IIIe	84
293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	11.28	13.1%		IVe	22
420	Tama silty clay loam, terrace, 0 to 2 percent slopes	8.53	9.9%		I	100
P162D2	Downs silt loam, paha, 9 to 14 percent slopes, eroded	6.31	7.3%		IIIe	54
P162C2	Downs silt loam, paha, 5 to 9 percent slopes, eroded	6.17	7.2%		IVe	82
120B	Tama silty clay loam, 2 to 5 percent slopes	3.94	4.6%		IIe	95
171D2	Bassett loam, 9 to 14 percent slopes, eroded	3.13	3.6%		IIIe	54
293F	Chelsea-Fayette-Lamont complex, 18 to 25 percent slopes	2.34	2.7%		VIe	11
771C2	Waubeek silt loam, 5 to 9 percent slopes, eroded	1.99	2.3%		IIIe	82
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.64	1.9%		IIe	94
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.60	1.9%		IIIe	90
83B	Kenyon loam, 2 to 5 percent slopes	1.18	1.4%		IIe	90
Weighted Average					2.74	73.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From La Porte City: Go south on Hwy 218 for 1 mile, then west on Hwy D56/50th St. for 2 miles, then south on 13th Ave. for 1 mile, then west on 51st St. Dr. for ½ mile. The property is located on the north side of the road.

Simple Legal

Part of NW¼ N½ and SE¼ N½, all in Section 9, Township 86 North, Range 12 West of the 5th P.M., Benton Co., IA *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,035,300
- \$11,900/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated based on terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$2,710.08*
 Net Taxable Acres: 87.00*
 Tax per Net Taxable Acre: \$31.15*

**Taxes are estimated due to tax parcel split and pending survey of property.*

Lease Status

Leased for the 2026 crop year.

FSA Data

Farm Number 9080, Part of Tract 134
 FSA/Eff. Crop Acres: 86.00*
 Corn Base Acres: 76.18*
 Corn PLC Yield: 172 Bu.
 Oats Base Acres: 2.14*
 Bean PLC Yield: 47 Bu.

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

NRCS Classification

HEL: Highly Erodible Land.

Soil Types/Productivity

Primary soils are Colo-Ely, Kenyon and Chelsea-Fayette. CSR2 on the estimated FSA/Eff. crop acres is 73.40. 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

Nearly level to steep.

Drainage

Some tile. No maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Maure Easement

There is a manure easement on the property. Contact agent for details.

Comments

This is a well-maintained farm with good drainage and use of terraces on the highly erodible parts of the farm.

Additional Land for Sale

Seller has an additional tracts of land for sale located south 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.

Northeast Looking Southwest



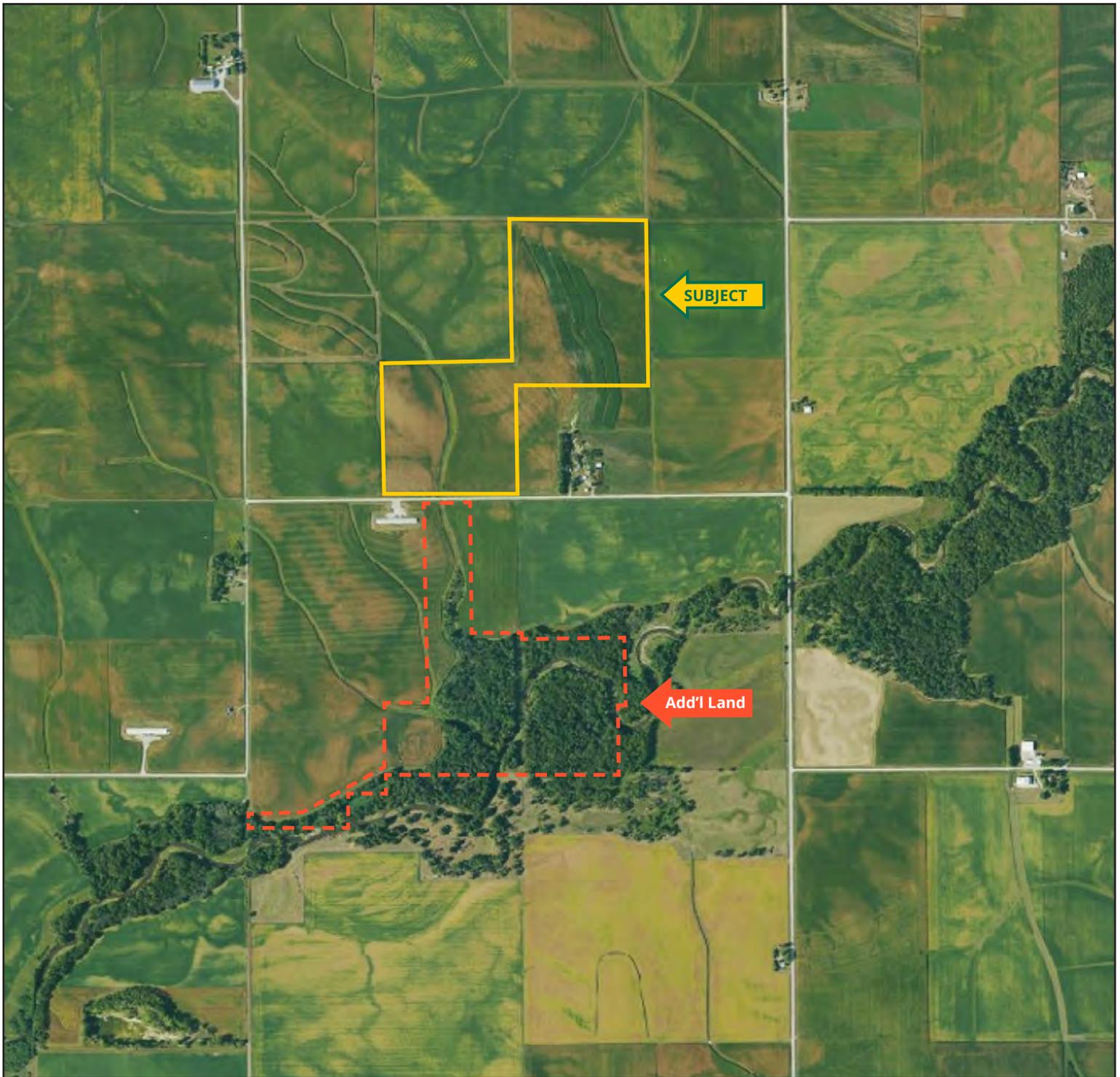
Northwest Looking Southeast



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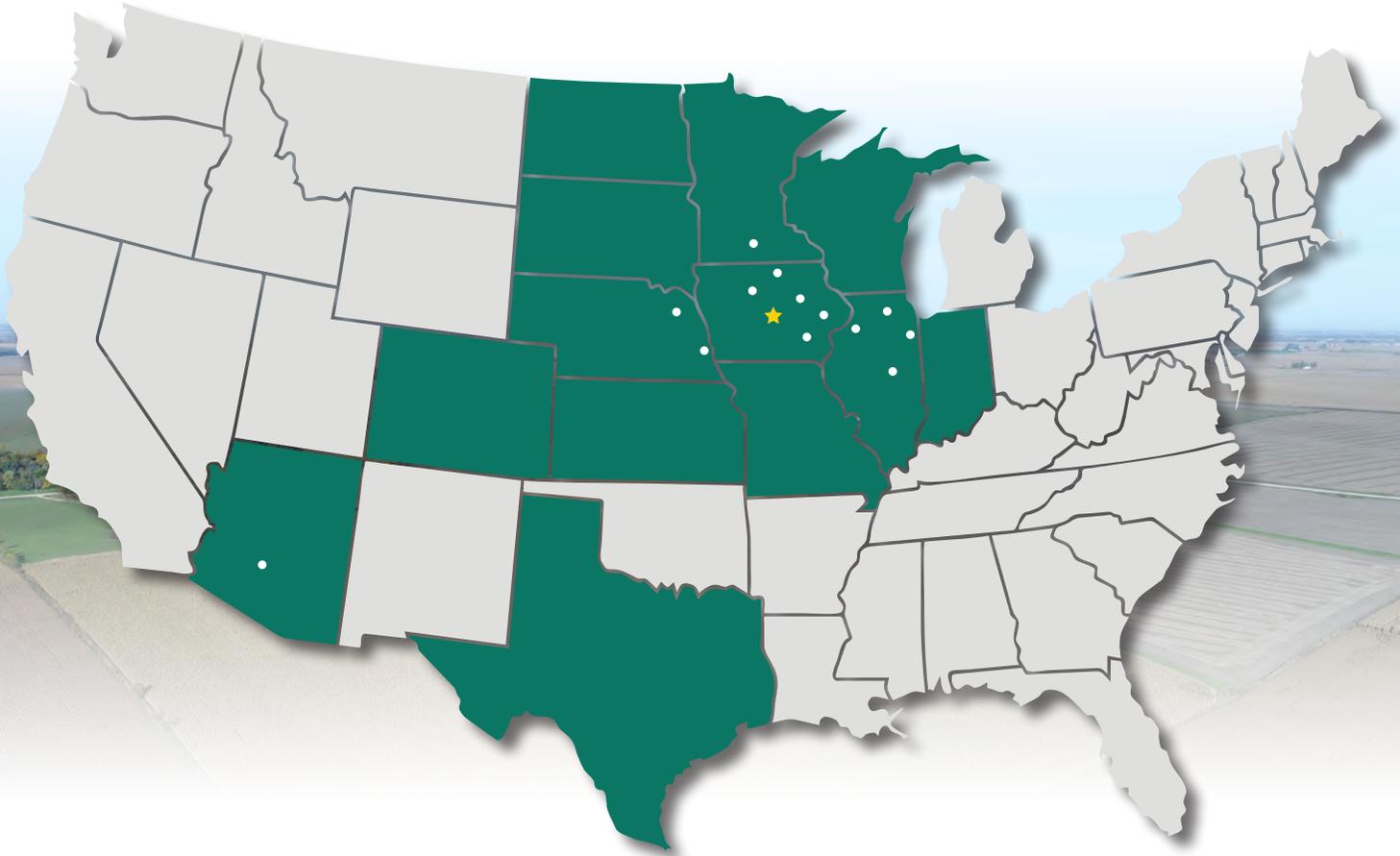


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