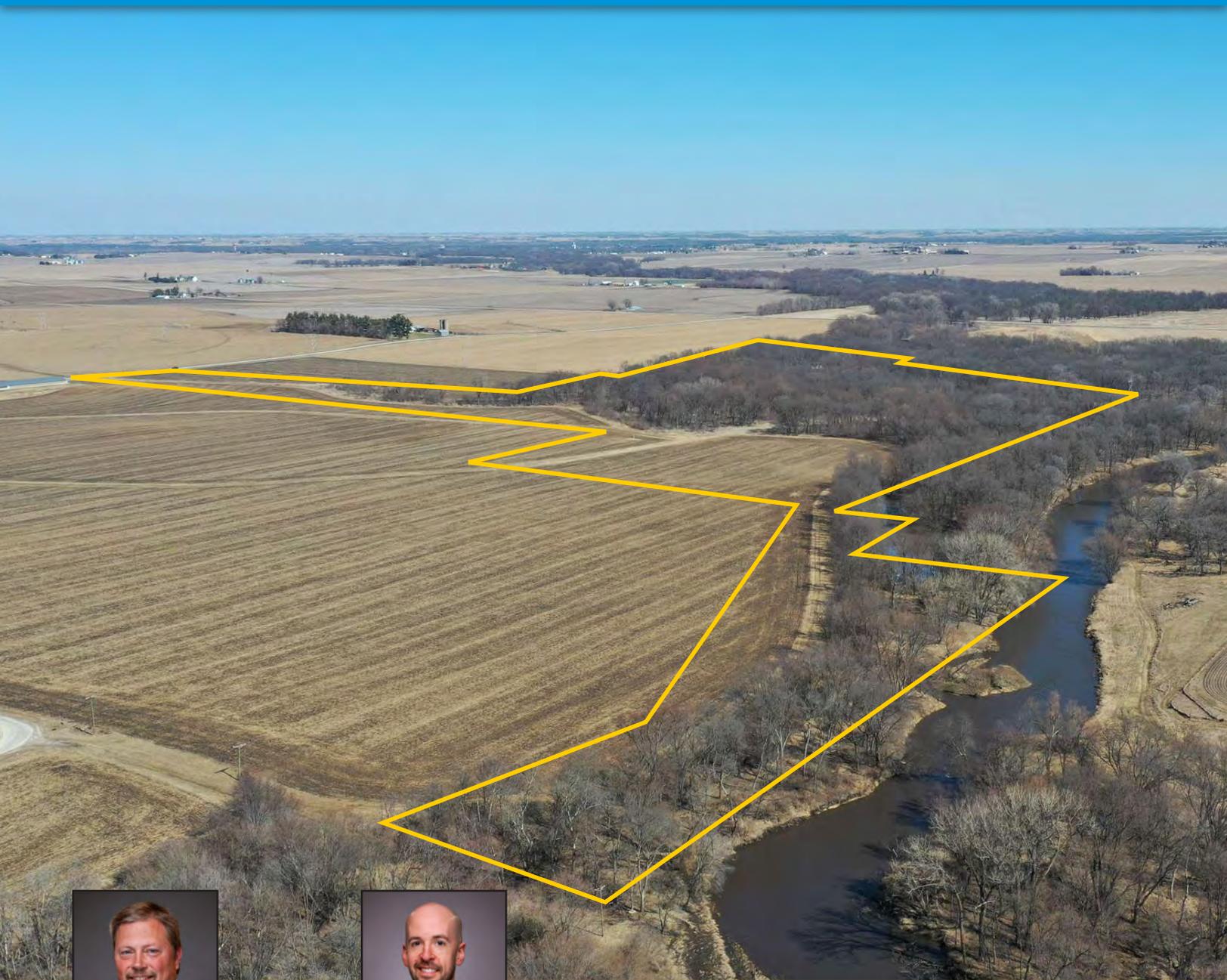


## Beautiful Recreational Property with Income-Producing Acres



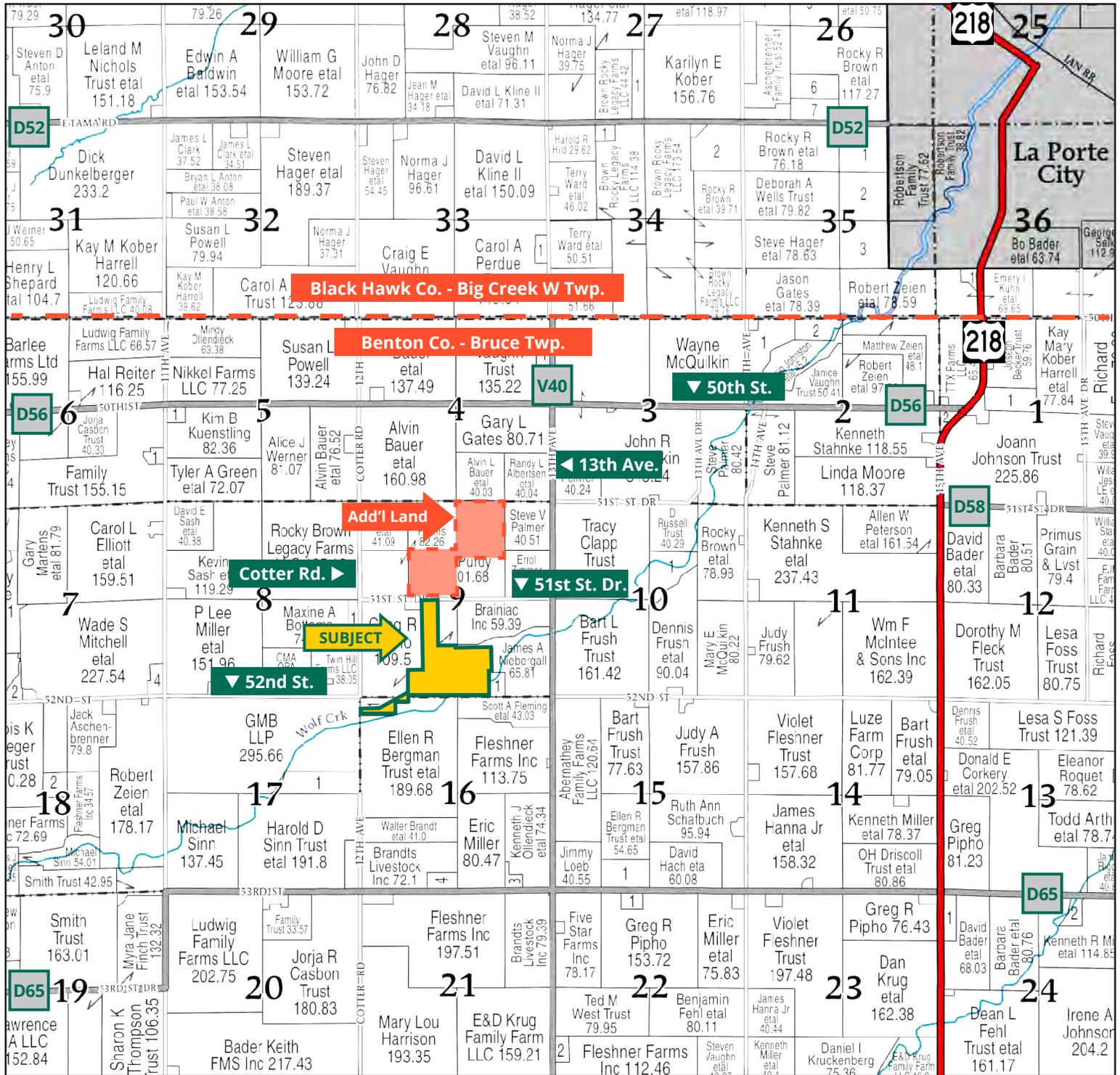
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**82.05 Acres, m/I**  
**Benton County, IA**



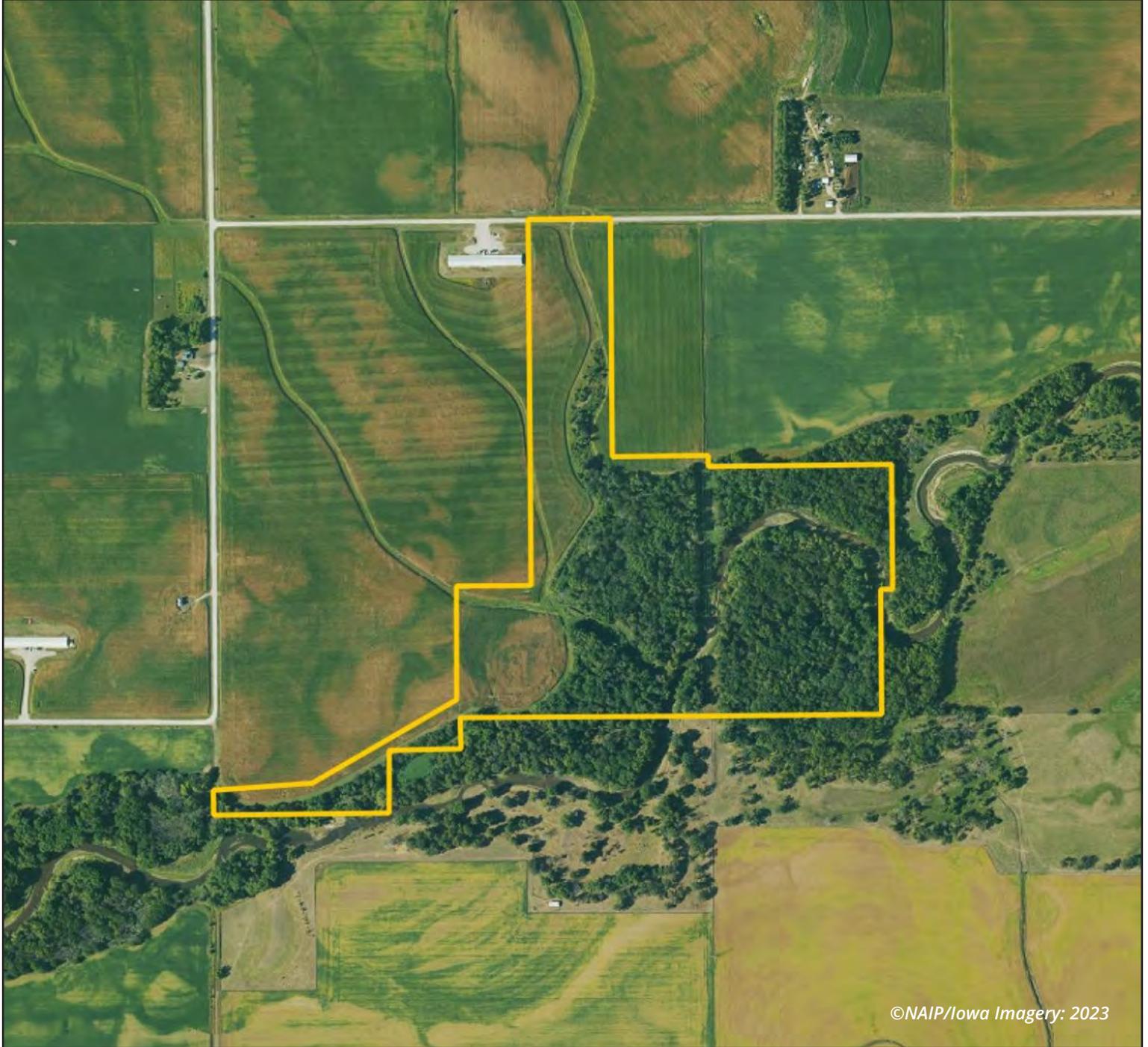
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FSA/Eff. Crop Acres: 22.42 | Soil Productivity: 84.10 CSR2

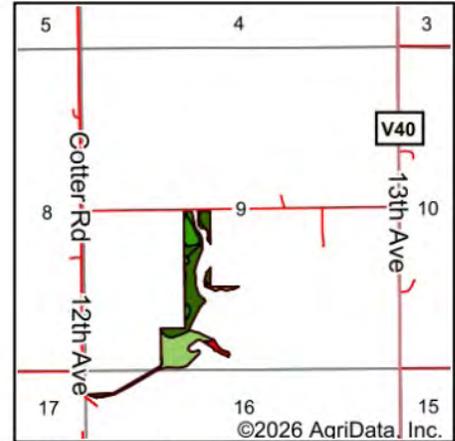


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State: Iowa  
 County: Benton  
 Location: 9-86N-12W  
 Township: Bruce  
 Acres: 22.42  
 Date: 3/11/2026



Soils data provided by USDA and NRCS.

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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**
420	Tama silty clay loam, terrace, 0 to 2 percent slopes	8.68	38.5%		I	100
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	7.48	33.4%		IIw	76
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.90	8.5%		IIIe	84
11B	Colo-Ely complex, 0 to 5 percent slopes	1.20	5.4%		IIw	86
315	Fluvaquents, sandy and loamy	0.87	3.9%		Vw	5
350B	Waukegan silt loam, 2 to 5 percent slopes	0.73	3.3%		IIe	55
120B	Tama silty clay loam, 2 to 5 percent slopes	0.67	3.0%		IIe	95
1160	Walford silt loam, terrace, 0 to 2 percent slopes	0.46	2.1%		IIw	85
83B	Kenyon loam, 2 to 5 percent slopes	0.29	1.3%		IIe	90
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.14	0.6%		IIIe	90
<b>Weighted Average</b>					<b>1.82</b>	<b>84.1</b>

\*\*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 US-218 for 1½ miles, then west on Co. Rd. D56 / 50th St. for 2.1 miles, then south on 13th Ave. for 1 mile, and then west on 51st St. Dr. for ½ mile. Property is located on the south side of the road.

### Simple Legal

Part of the NE¼ SW¼; part of the SW¼ SW¼; part of the SE¼ SW¼; part of the SW¼ SE¼ of Section 9 and part of NW¼ NW¼ of Section 16, all in Township 86 North, Range 12 West of the 5th P.M., Benton Co. IA . *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$500,000
- \$6,093.85/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: \$1,112.00  
Gross Acres: 82.05  
Net Taxable Acres: 79.79  
Tax per Net Taxable Acre: \$13.94

### Lease Status

Leased through the 2026 crop year.

### FSA Data

Farm Number 9080, Tract 12430  
FSA/Eff. Crop Acres: 22.42  
Corn Base Acres: 19.79  
Corn PLC Yield: 172 Bu.  
Oats Base Acres: 0.56  
Oats PLC Yield: 47 Bu.

### NRCS Classification

NHEL: Non-Highly Erodible Land.

### Soil Types/Productivity

Primary soils are Tama, Spillville, Kenyon, and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 84.10. 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

Level to moderately sloping.

### Drainage

Natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Powerline Easement

The property contains a powerline easement that runs through the property. Contact agent for details.

### Comments

Beautiful recreational property with two points of access, additional farmland income, and a creek running through the property.

### Additional Land for Sale

Seller has an additional tract of land for sale located north 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.

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Northeast looking Southwest



Northwest looking Southeast



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Southeast looking Northwest



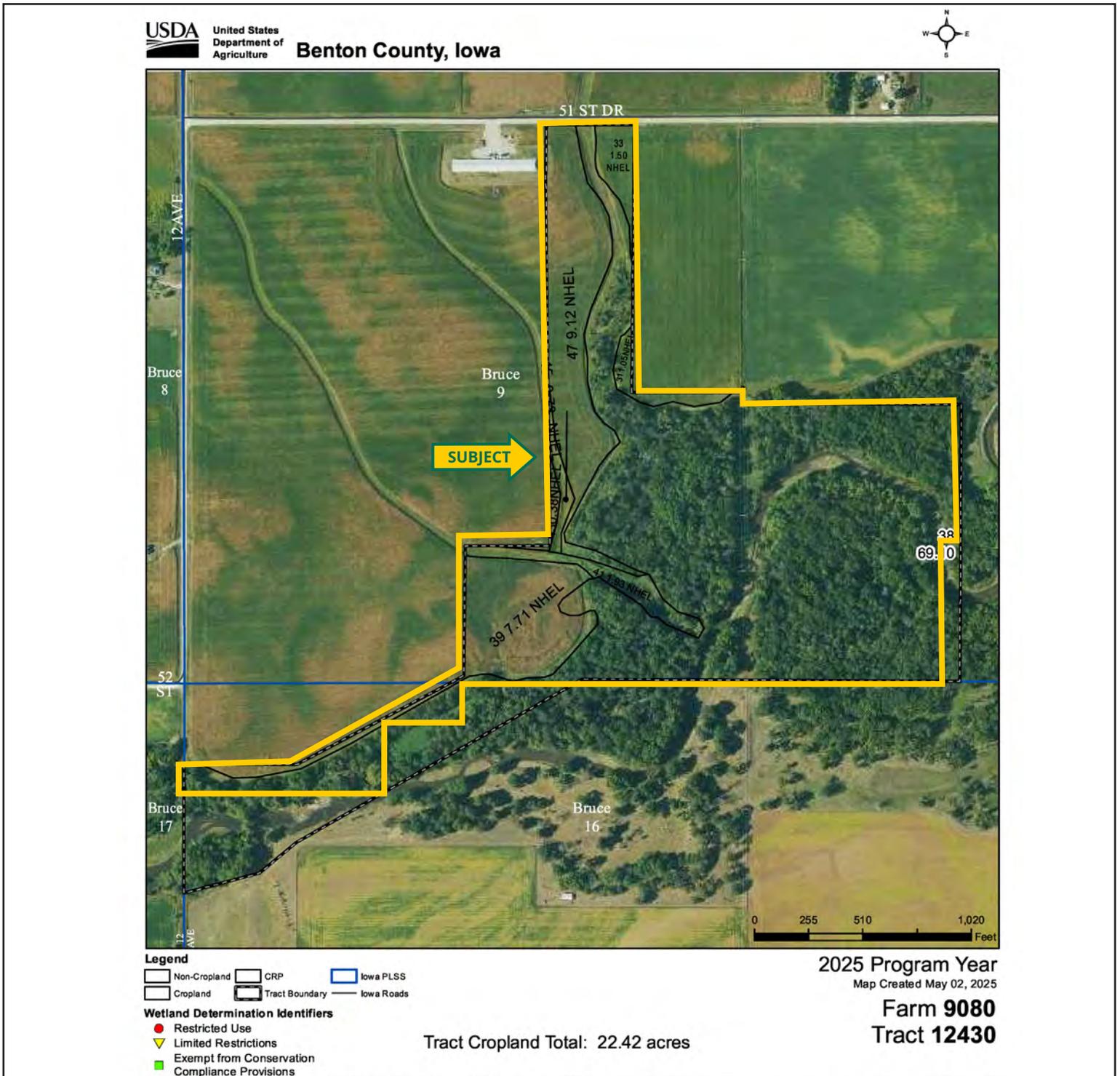
Southwest looking Northeast

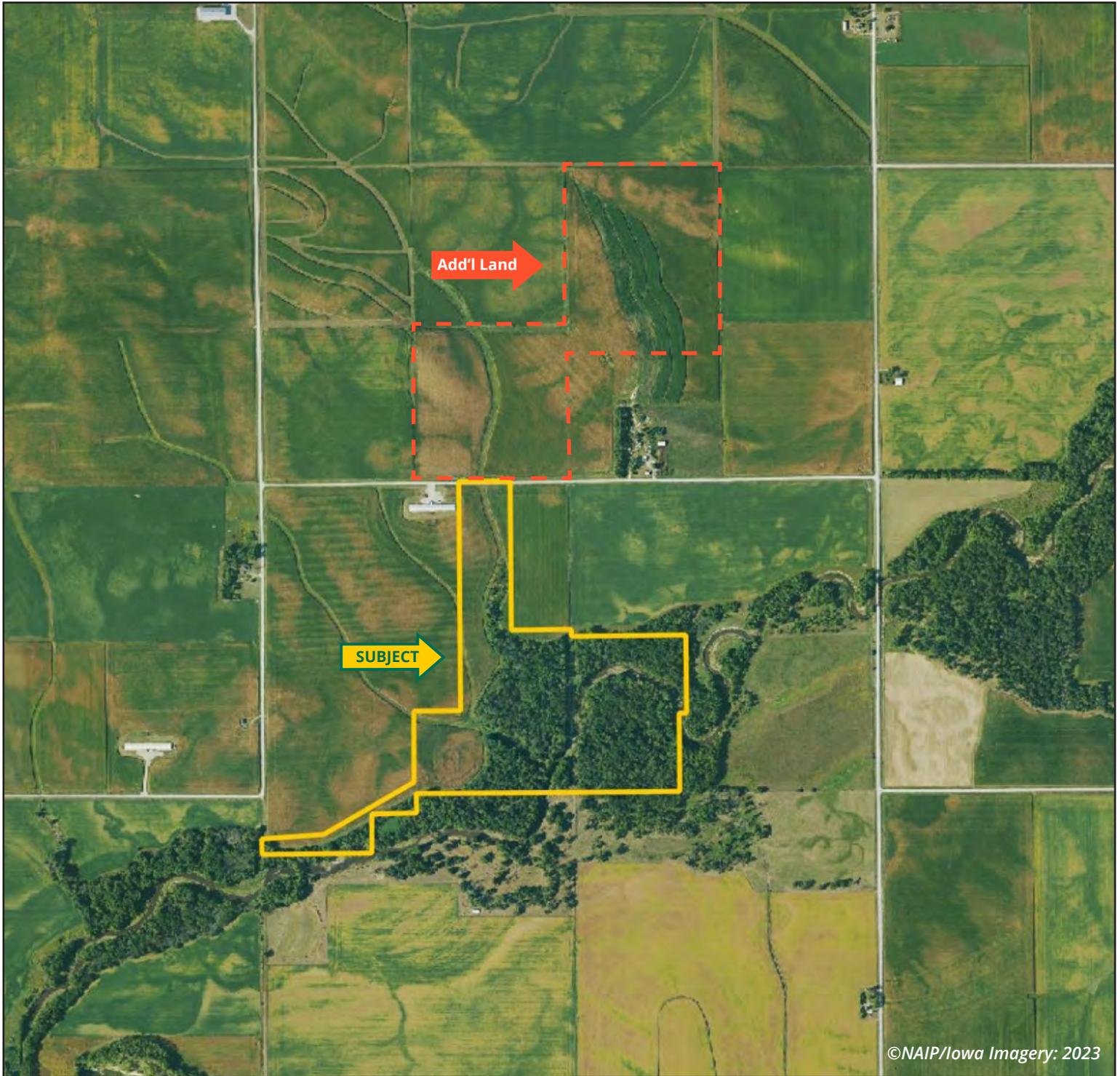


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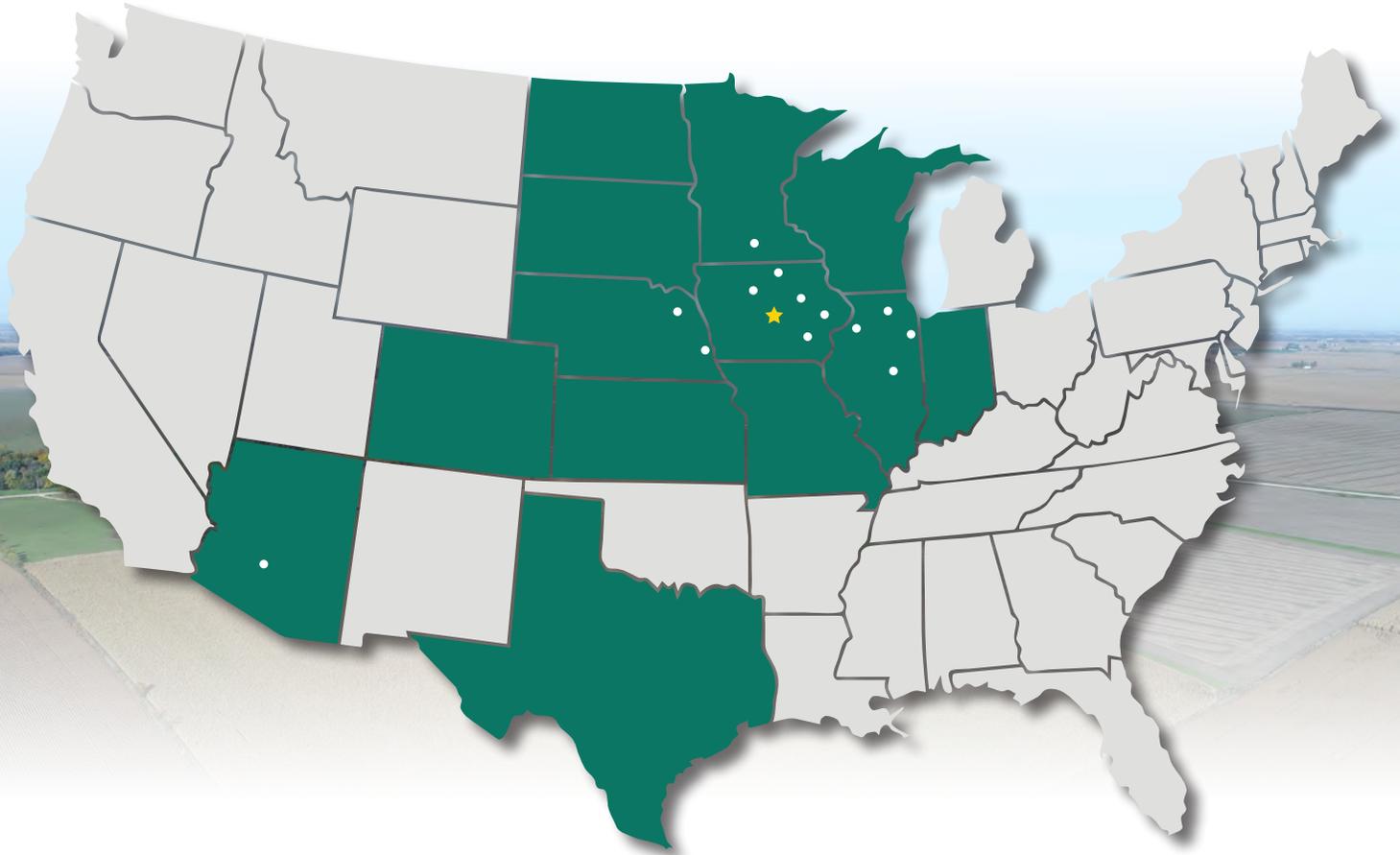
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