

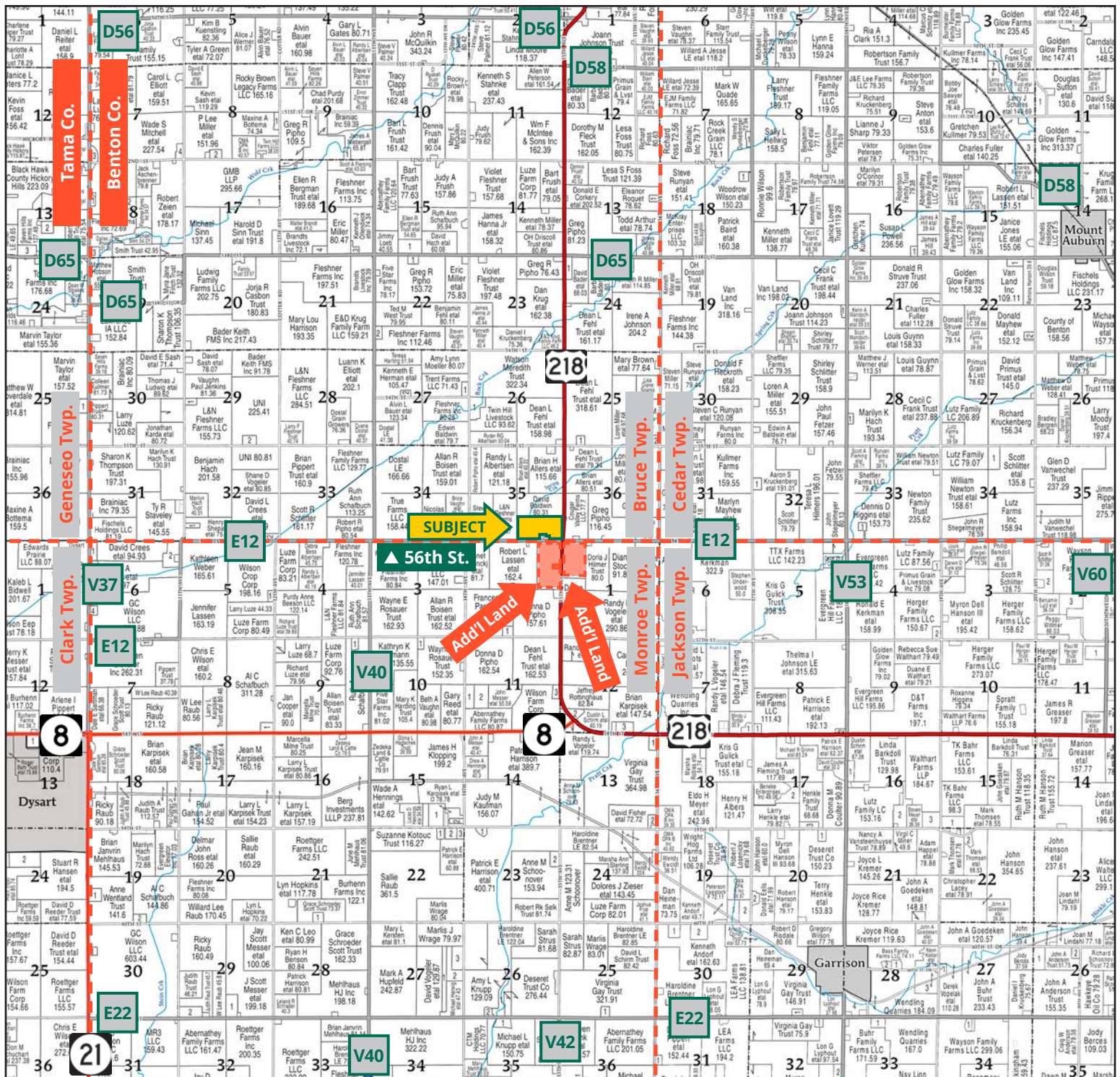
Five Star Farms, Inc.



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

76.99 Acres, m/l
Benton County, IA

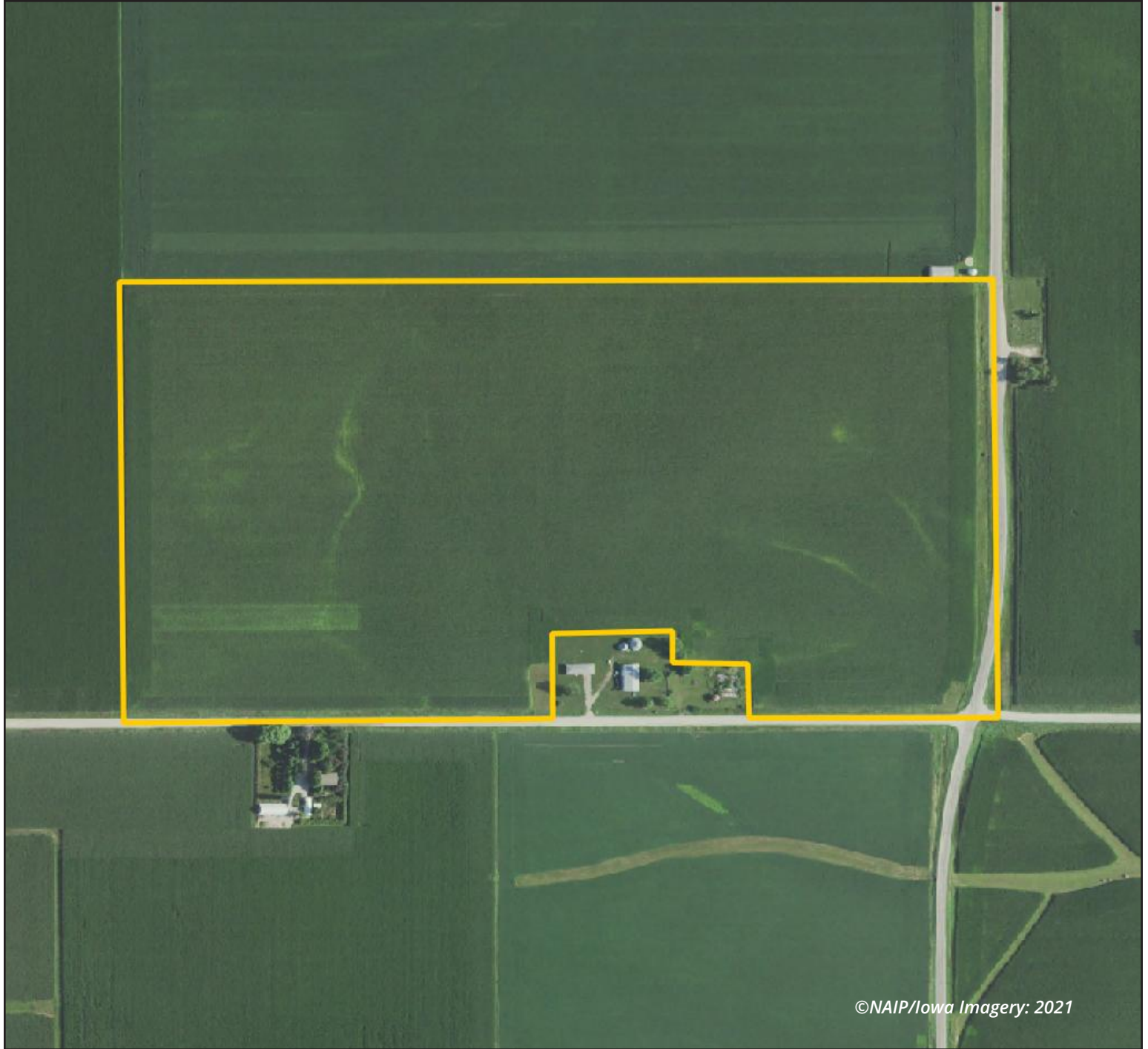


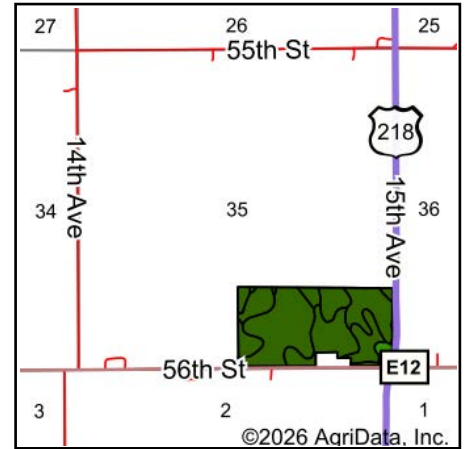
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FSA/Eff. Crop Acres: 73.87 | Soil Productivity: 97.30 CSR2





State: **Iowa**
 County: **Benton**
 Location: **35-86N-12W**
 Township: **Bruce**
 Acres: **73.87**
 Date: **4/29/2026**



Maps Provided By:

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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**
119	Muscatine silty clay loam, 0 to 2 percent slopes	37.16	50.3%		Iw	100
120B	Tama silty clay loam, 2 to 5 percent slopes	18.77	25.4%		Ile	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	12.71	17.2%		Ile	94
120	Tama silty clay loam, 0 to 2 percent slopes	3.26	4.4%		I	100
11B	Colo-Ely complex, 0 to 5 percent slopes	1.97	2.7%		Ilw	86
Weighted Average					1.45	97.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Dysart: At the intersection of IA-21 and IA-8, 5 miles east on IA-8 and 2 miles north on US-218. The property is northwest of the intersection with Co. Rd. E12/56th St.

Simple Legal

½ SE¼ of Section 35, Township 86 North, Range 12 West of the 5th P.M., Benton County, Iowa, excluding the 3.01 acres surrounding the house and buildings described as Parcel "A." *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,424,315.00
- \$18,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,019.00*
 Gross Acres: 76.99
 Net Taxable Acres: 73.43*
 Tax per Net Taxable Acre: \$41.11*
**Taxes estimated due to recent 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 6594, Tract 156
 FSA/Eff. Crop Acres: 73.87
 Corn Base Acres: 39.30
 Corn PLC Yield: 174 Bu.
 Bean Base Acres: 34.57
 Bean PLC Yield: 50 Bu.

Soil Types/Productivity

Primary soils are Muscatine, Tama and Dinsdale. CSR2 on the FSA/Eff. crop acres is 97.30. 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 level to gently rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This premium-quality Benton County farm offers a 97.30 CSR2 and convenient access from a hard-surfaced road.

Additional Land for Sale

Seller has two additional tracts of land for sale located south of this property. See Additional Land Aerial Photo.



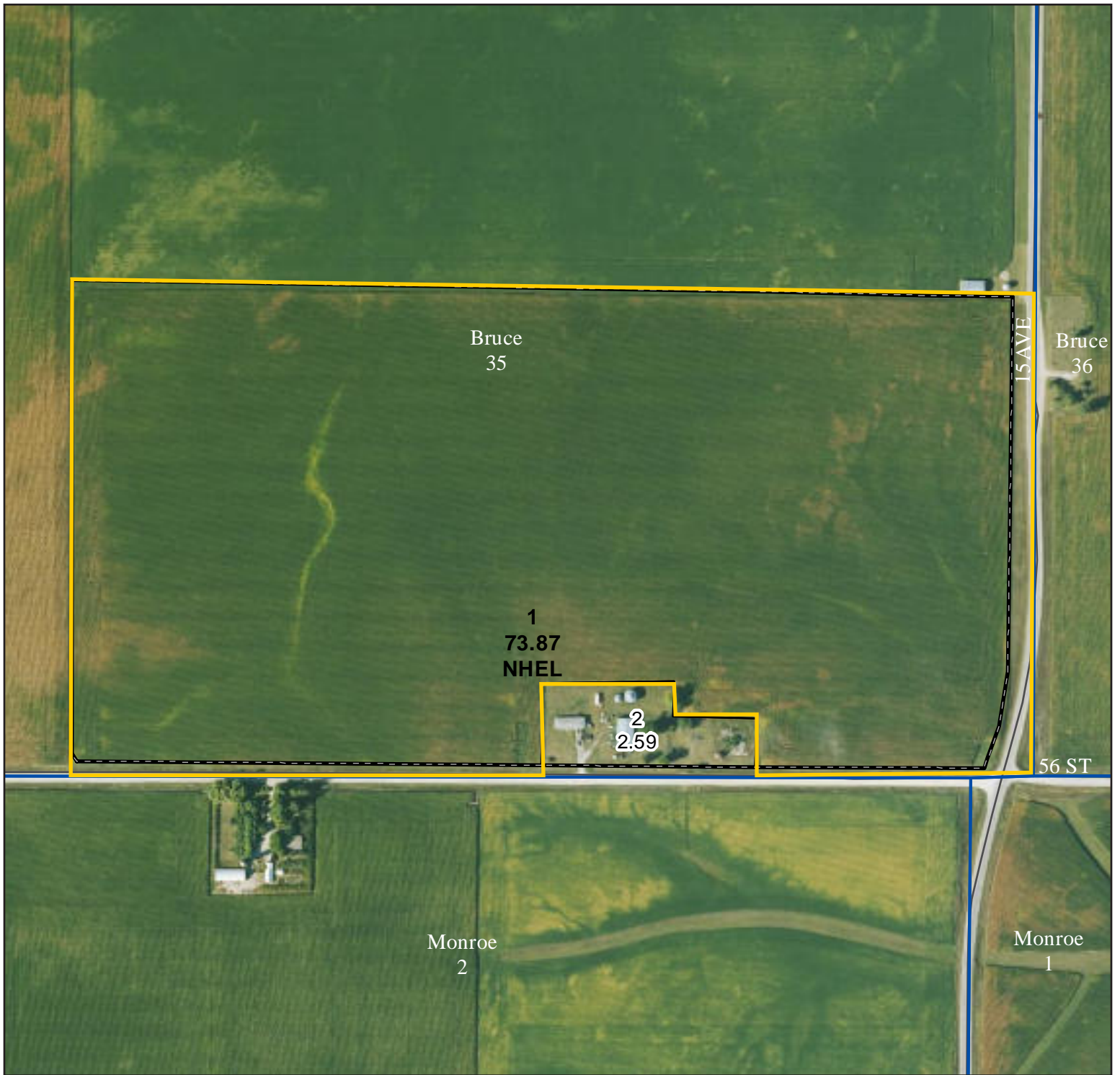
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Southwest Corner Looking Northeast



Northeast Corner Looking Southwest



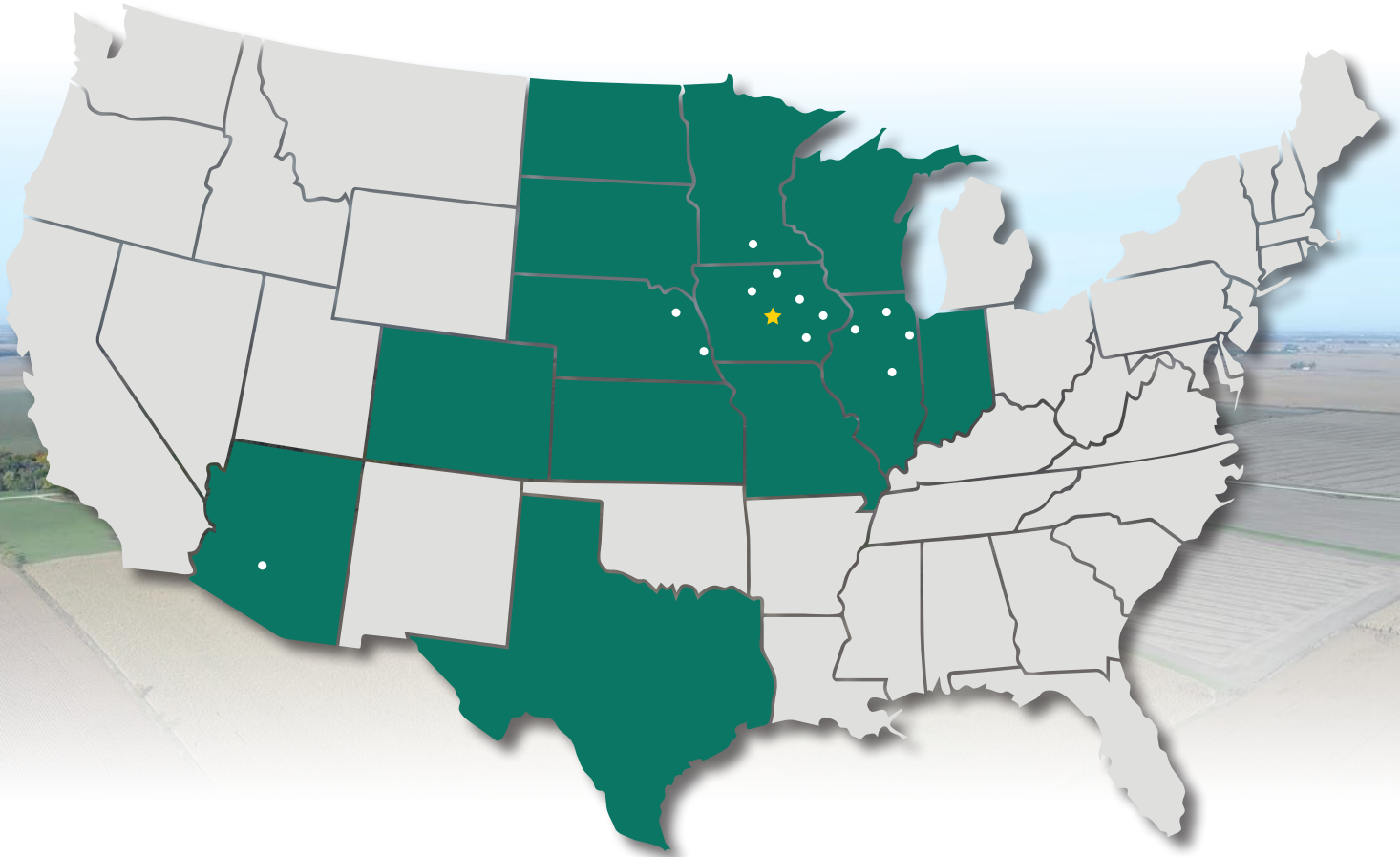




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