

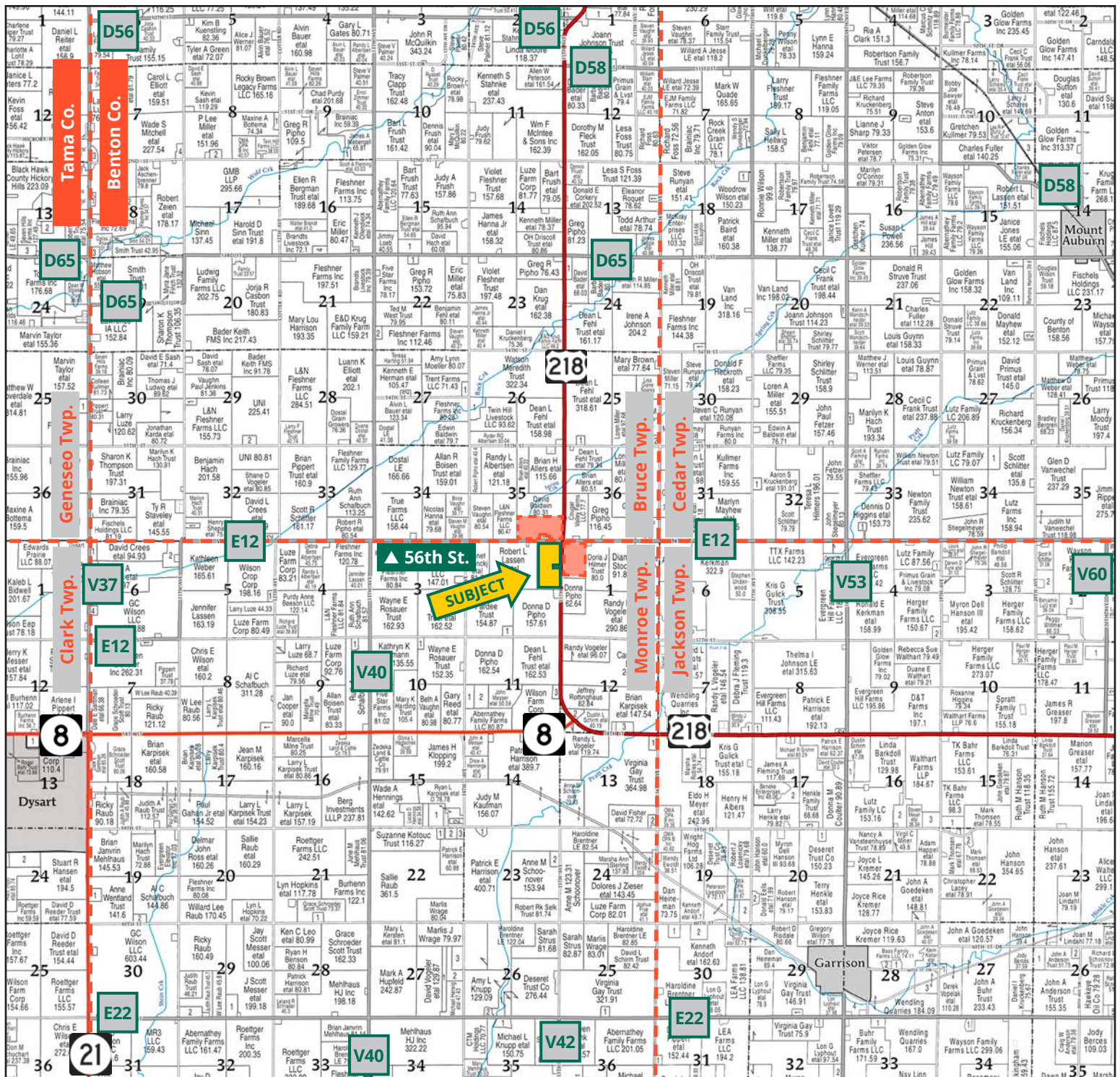
Five Star Farms, Inc.



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Mount Vernon, IA 52314-0050 | www.Hertz.ag

80.80 Acres, m/I
Benton County, IA

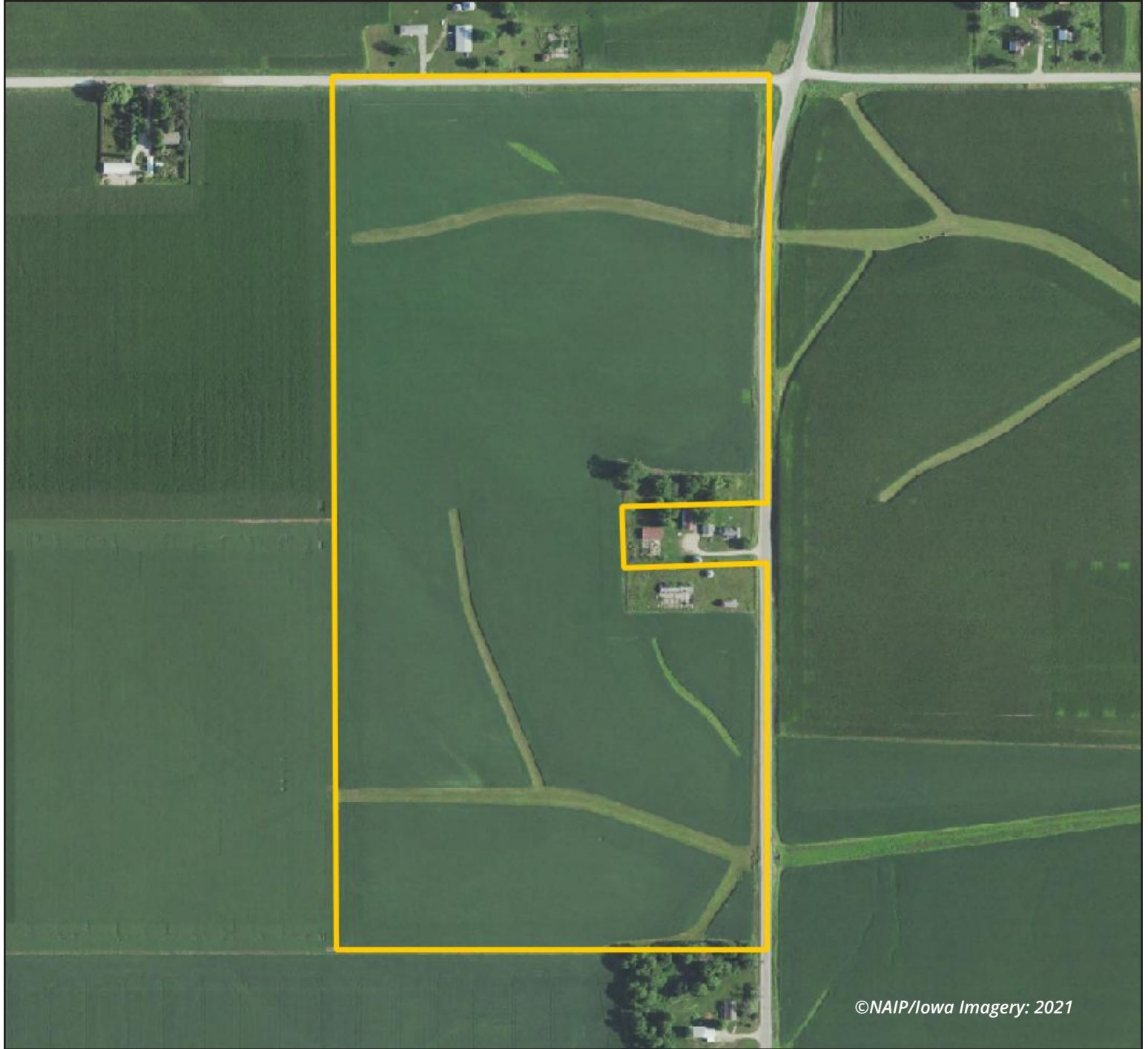


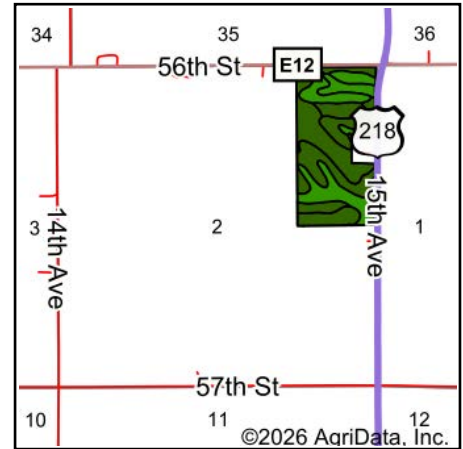
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FSA/Eff. Crop Acres: 74.85 | Soil Productivity: 90.30 CSR2





State: **Iowa**
 County: **Benton**
 Location: **2-85N-12W**
 Township: **Monroe**
 Acres: **74.85**
 Date: **4/29/2026**



Maps Provided By:







 CUSTOMIZED ONLINE MAPPING
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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**
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	21.21	28.3%		IIIe	90
120B	Tama silty clay loam, 2 to 5 percent slopes	17.87	23.9%		IIe	95
11B	Colo-Ely complex, 0 to 5 percent slopes	17.09	22.8%		IIw	86
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.74	13.0%		IIe	94
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	6.12	8.2%		IIIe	85
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	2.82	3.8%		IIIe	87
Weighted Average					2.40	90.3

**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 1½ miles north on US-218. The property is on the west side of the road.

Simple Legal

E½ NE¼ of Section 2, Township 85 North, Range 12, West of the 5th P.M., Benton County, Iowa, excluding Parcel "A." *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,272,600.00
- \$15,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,062.00
Gross Acres: 80.80
Net Taxable Acres: 77.94

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 6594, Part of Tract 154
FSA/Eff. Crop Acres: 74.85
Corn Base Acres: 39.69*
Corn PLC Yield: 174 Bu.
Bean Base Acres: 35.16*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Tama and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 90.30. 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

The property includes several functional buildings: a 15' x 15' steel grain bin (1966), a 20' x 40' corn crib (1955), and a 30' x 96' open hog confinement building (1975). These structures provide storage and livestock use options.

Water & Well Information

None.

Comments

This high-quality Benton County farm features a 90.30 CSR2 and is easily accessible via a hard-surfaced road.

Additional Land for Sale

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



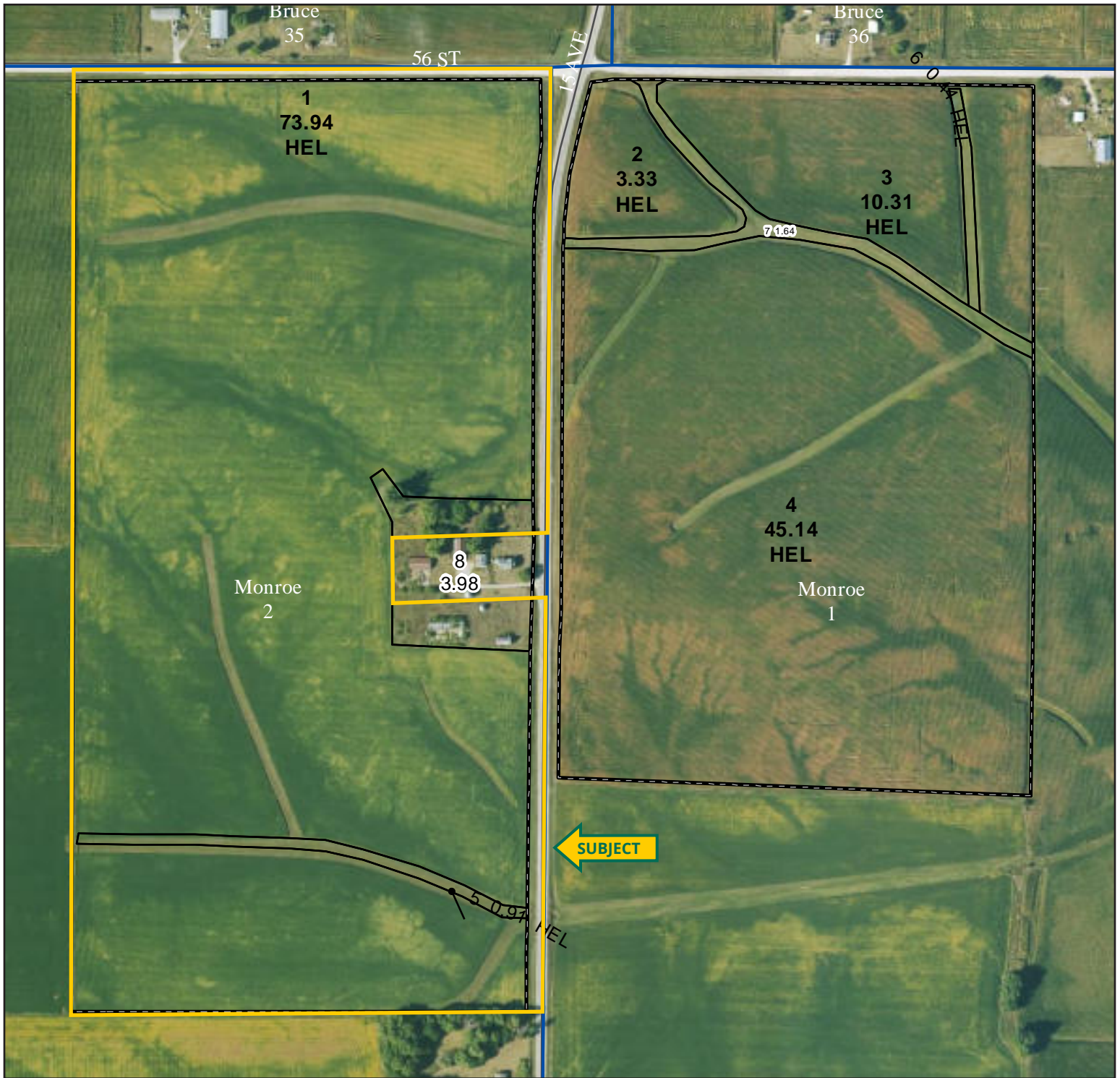
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Northwest Corner Looking Southeast

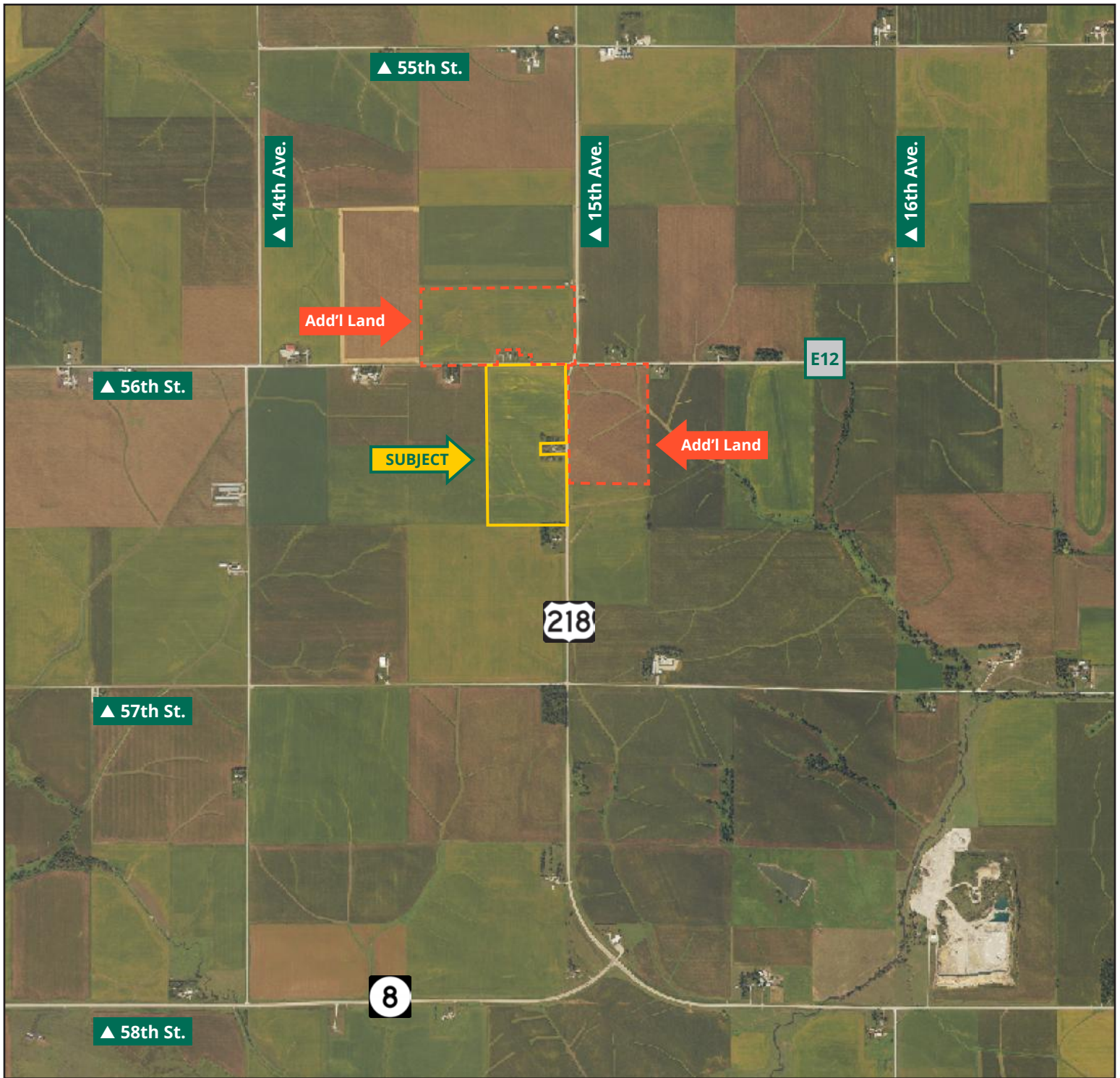


Southeast Corner Looking Northwest





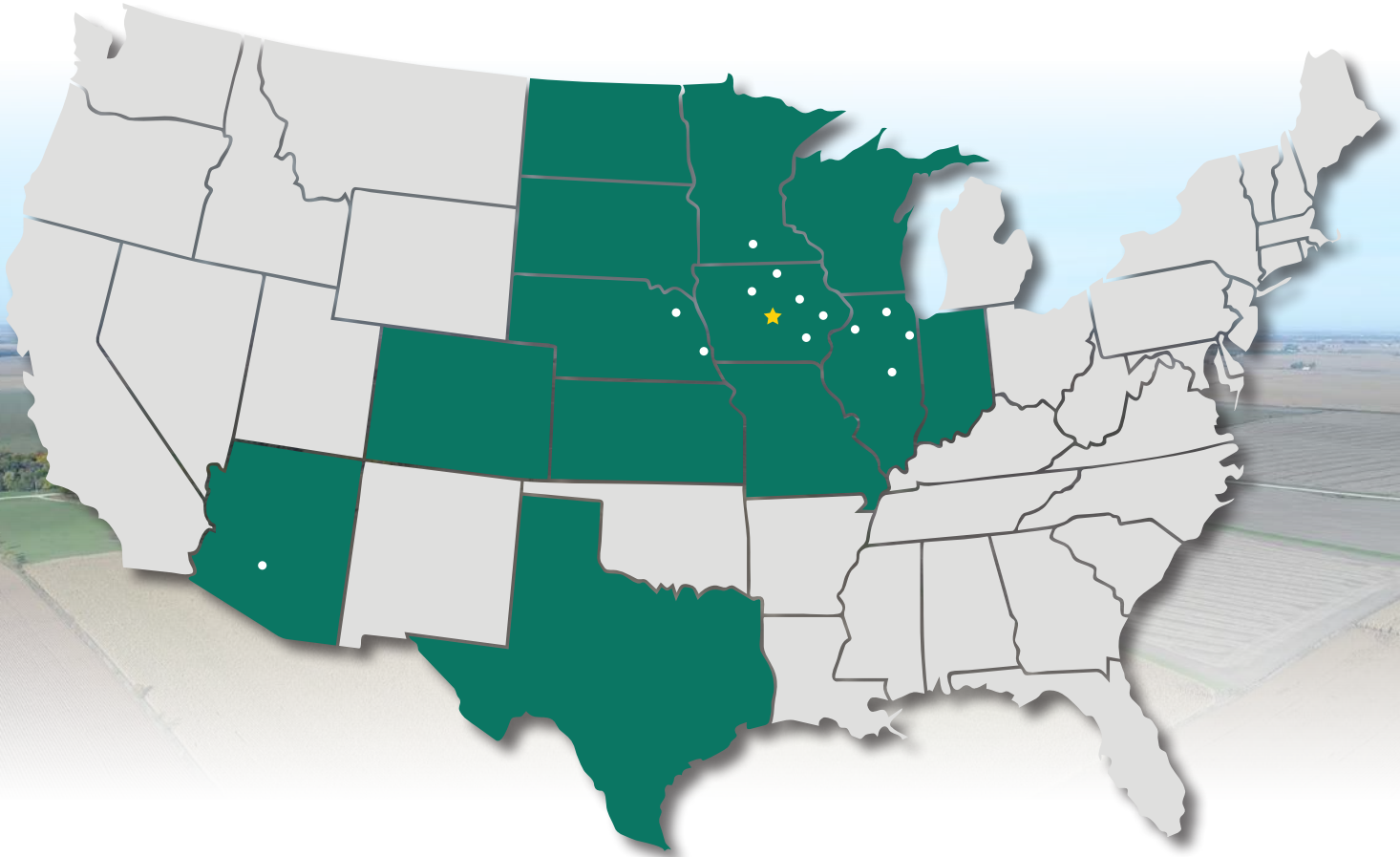




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