

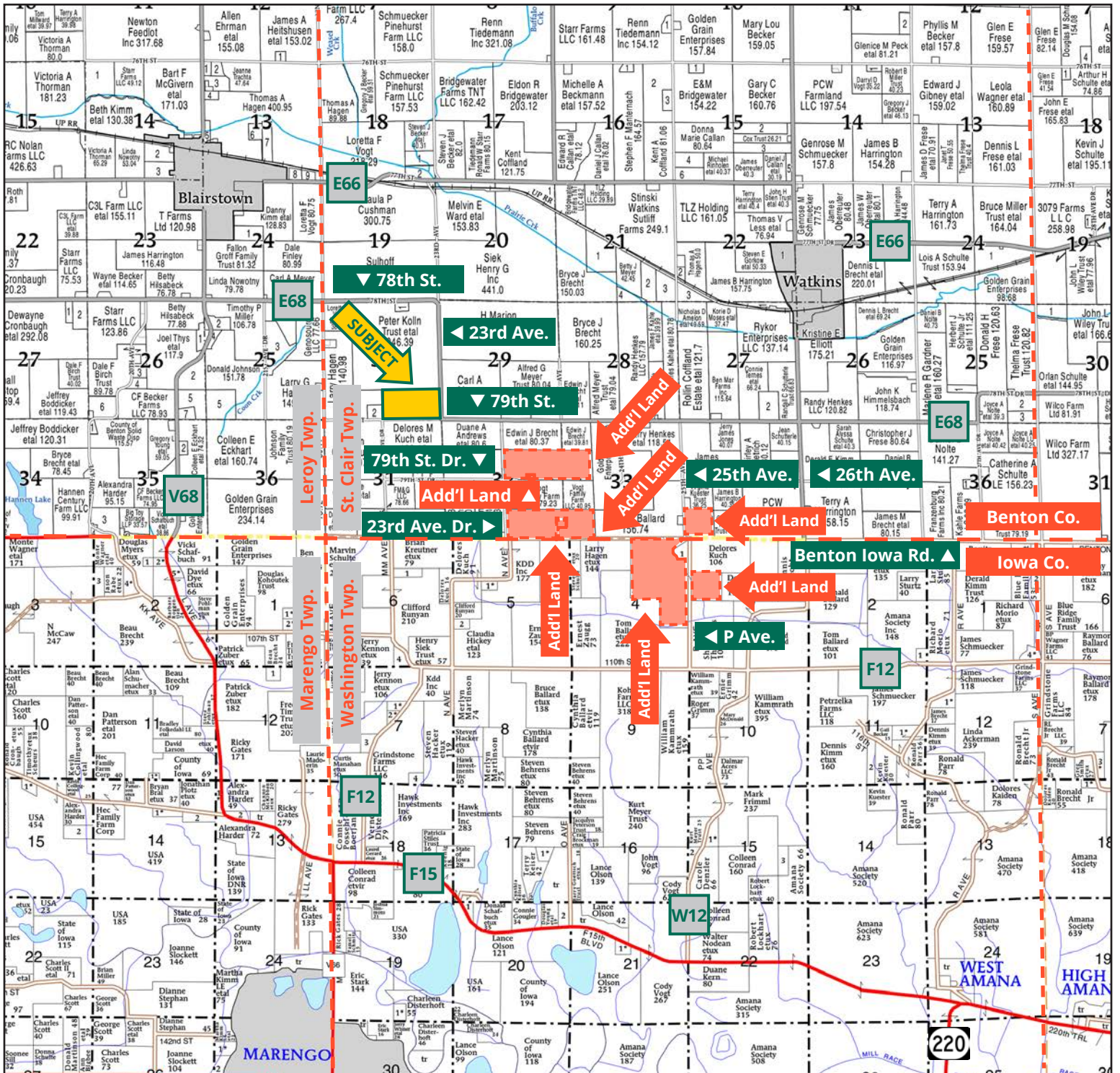
Wittenburg Farms, Inc.



TROY LOUWAGIE, ALC
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TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

80.00 Acres, m/l
Benton County, IA



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FSA/Eff. Crop Acres: 74.99 | CRP Acres: 1.42 | Soil Productivity: 75.70 CSR2

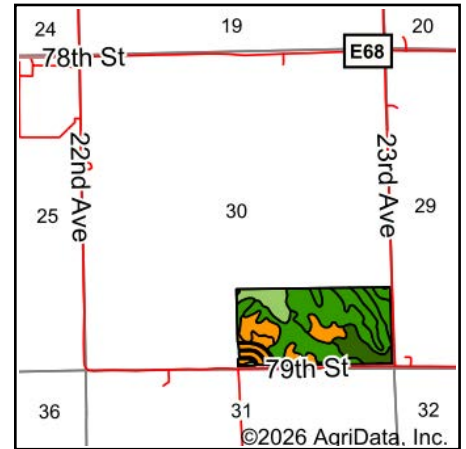


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State: **Iowa**
 County: **Benton**
 Location: **30-82N-10W**
 Township: **St. Clair**
 Acres: **74.99**
 Date: **5/13/2026**












Maps Provided By:

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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**
771C2	Waubeek silt loam, 5 to 9 percent slopes, eroded	20.18	27.0%		IIIe	82
11B	Colo-Ely complex, 0 to 5 percent slopes	19.94	26.6%		IIw	86
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	8.64	11.5%		IIIe	44
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	7.97	10.6%		IIIe	47
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	6.96	9.3%		Ile	90
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.40	8.5%		IIw	78
771B	Waubeek silt loam, 2 to 5 percent slopes	3.00	4.0%		Ile	89
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	1.61	2.1%		IIIe	85
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.29	0.4%		IIIe	79
Weighted Average					2.52	75.7

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Watkins: 1 mile south on 26th Ave. and 3 miles west on 79th St. The property is northwest of the intersection with 23rd Ave.

Simple Legal

The S½ SE¼ of Section 30, Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,260,000.00
- \$15,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,424.00
 Gross Acres: 80.00
 Net Taxable Acres: 77.00
 Tax per Net Taxable Acre: \$31.48

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 6020, Tract 2014
 FSA/Eff. Crop Acres: 74.99
 CRP Acres: 1.42
 Oats Base Acres: 7.70
 Oats PLC Yield: 59 Bu.
 Corn Base Acres: 22.80
 Corn PLC Yield: 152 Bu.
 Bean Base Acres: 10.40
 Bean PLC Yield: 47 Bu.

CRP Contracts

There are 1.42 acres enrolled in a CP-15A contract that pays \$349.00 annually and expires September 30, 2029.

Soil Types/Productivity

Primary soils are Waubeek, Colo-Ely and Chelsea-Fayette-Lamont. CSR2 on the FSA/Eff. crop acres is 75.70. 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. Contact the listing agent for tile maps.

Buildings/Improvements

None.

Water & Well Information

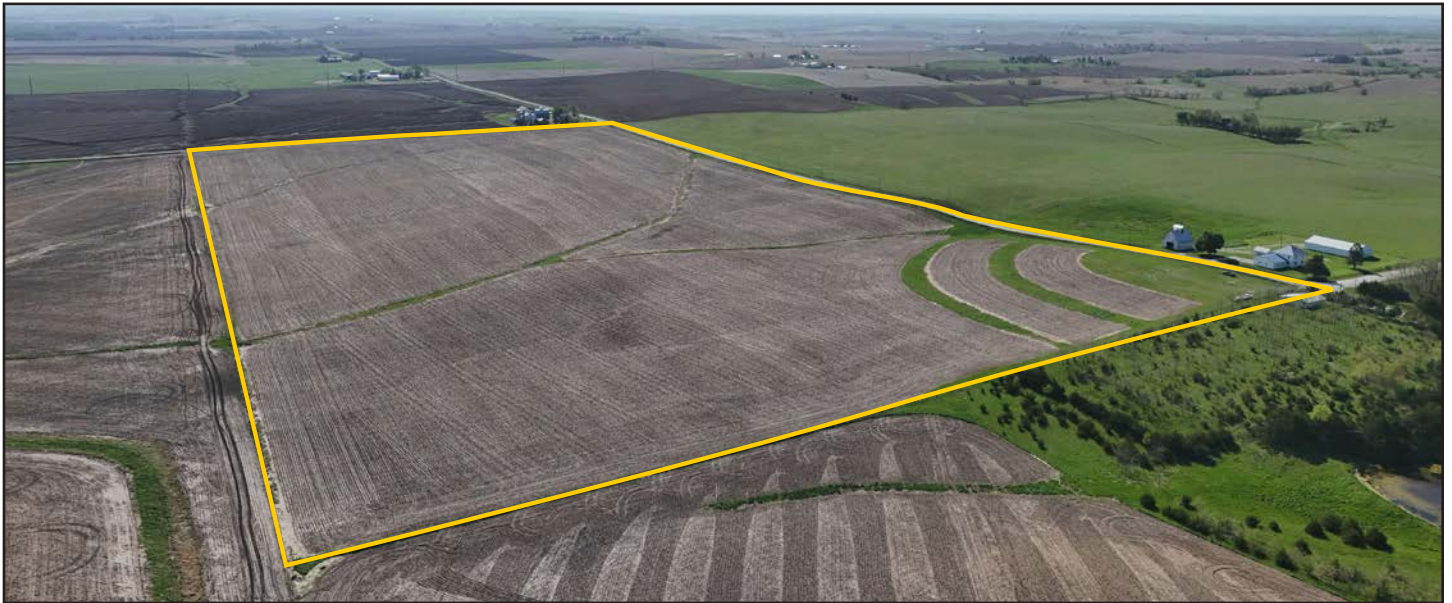
None.

Comments

This is a productive Benton County farm located in a strong area with a 75.70 CSR2.

Additional Land for Sale

Seller has seven additional tracts of land for sale located southeast 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.

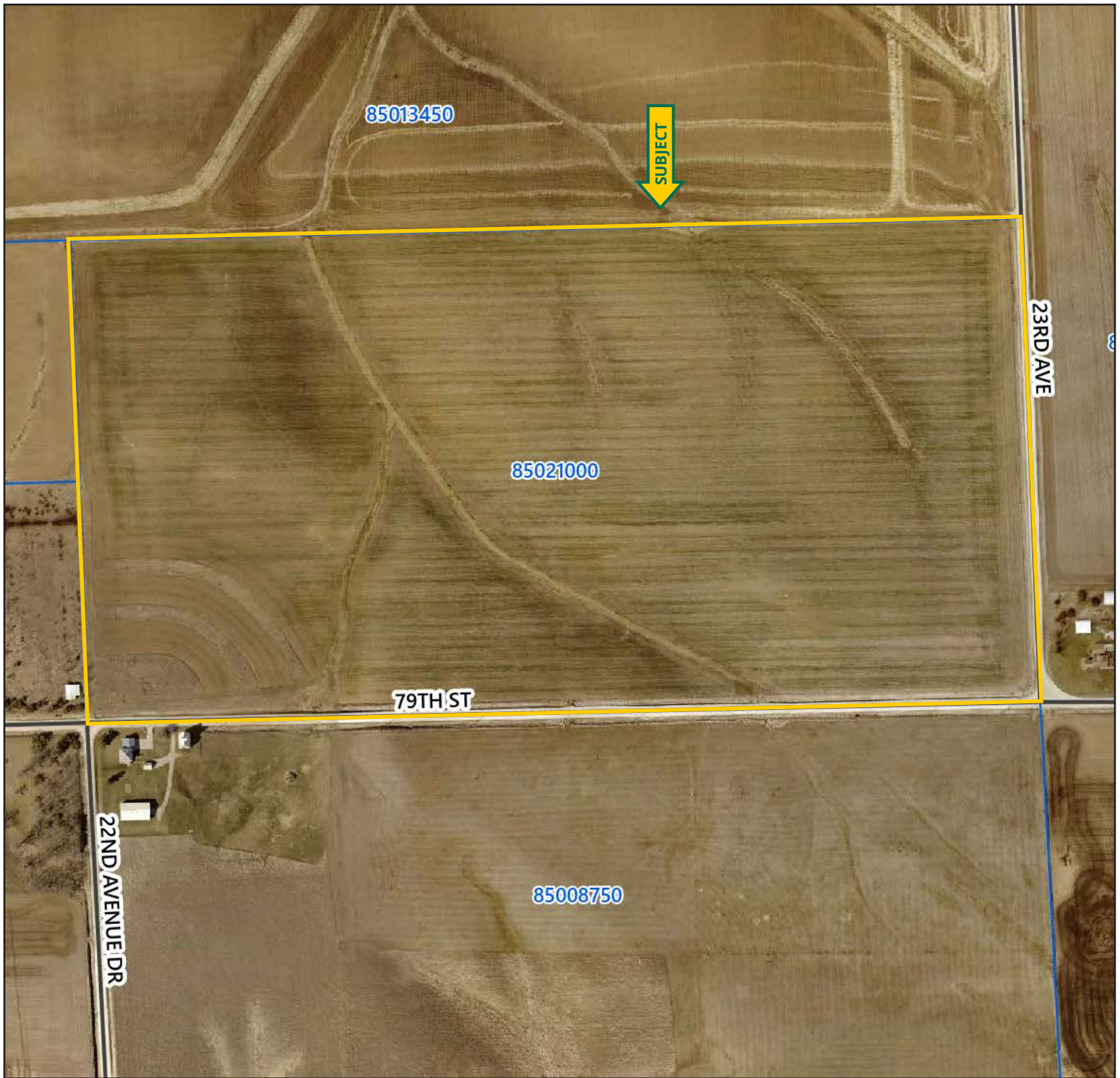
Southeast Corner Looking Northwest

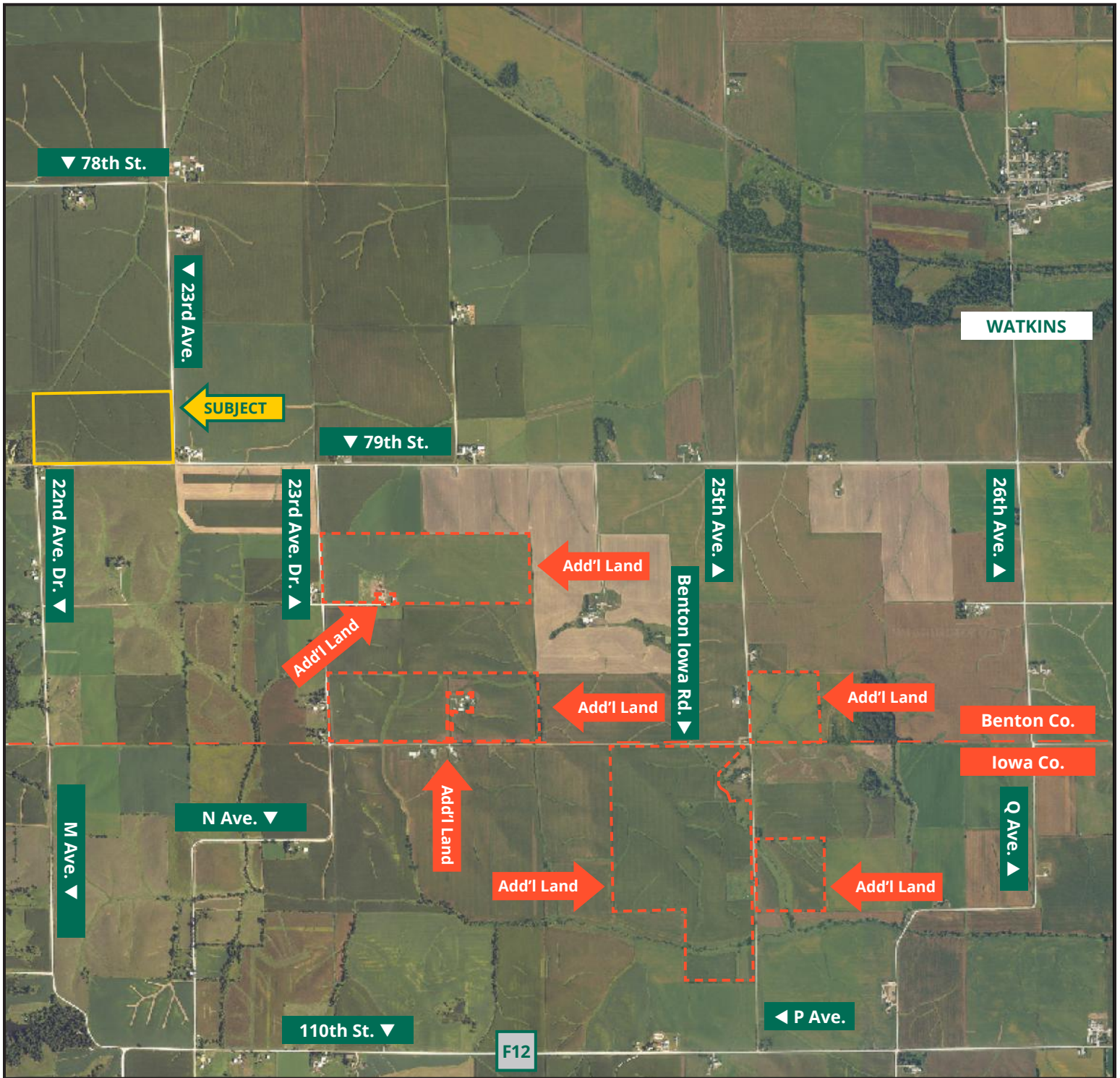


Southwest Corner Looking Northeast

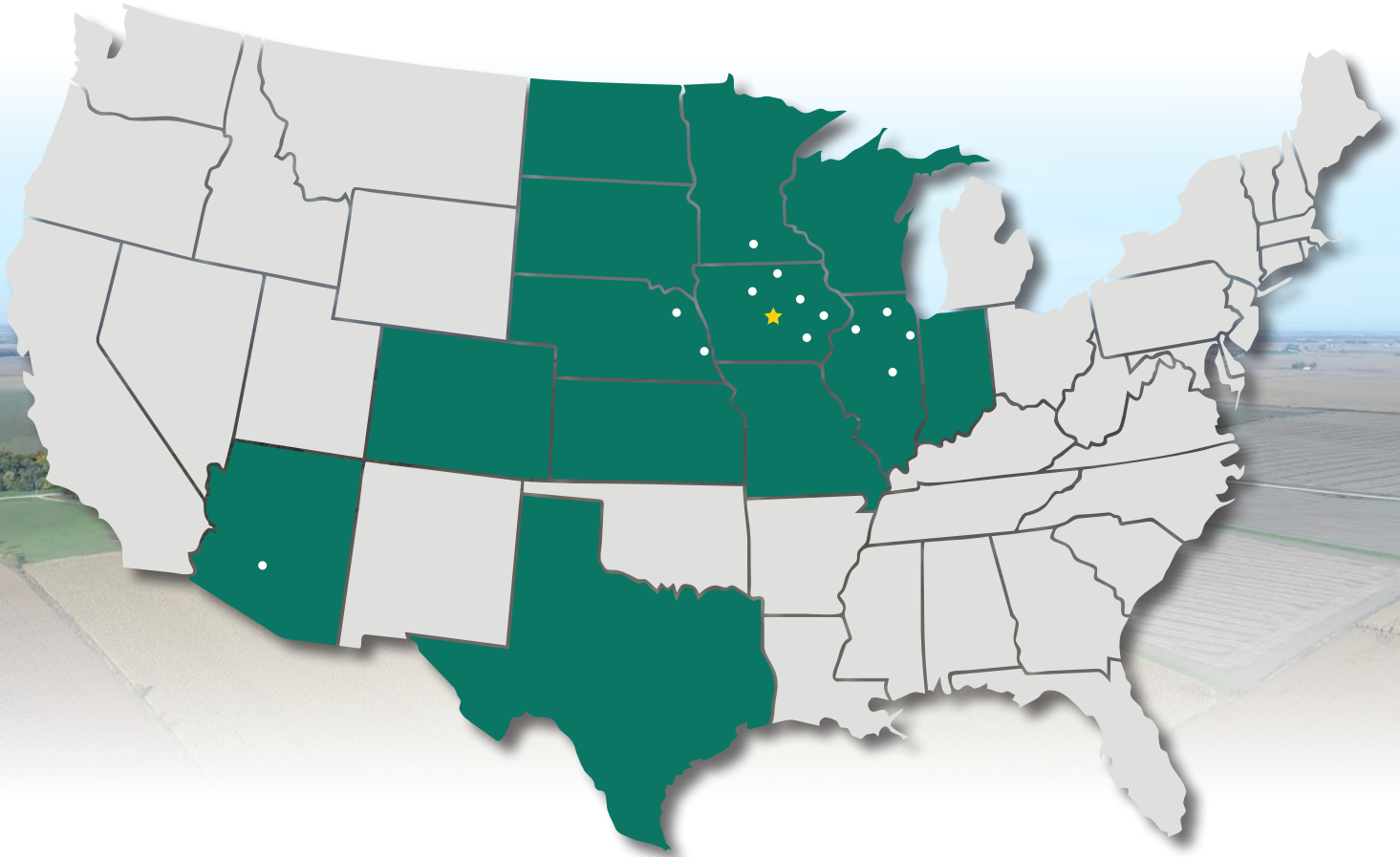








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