

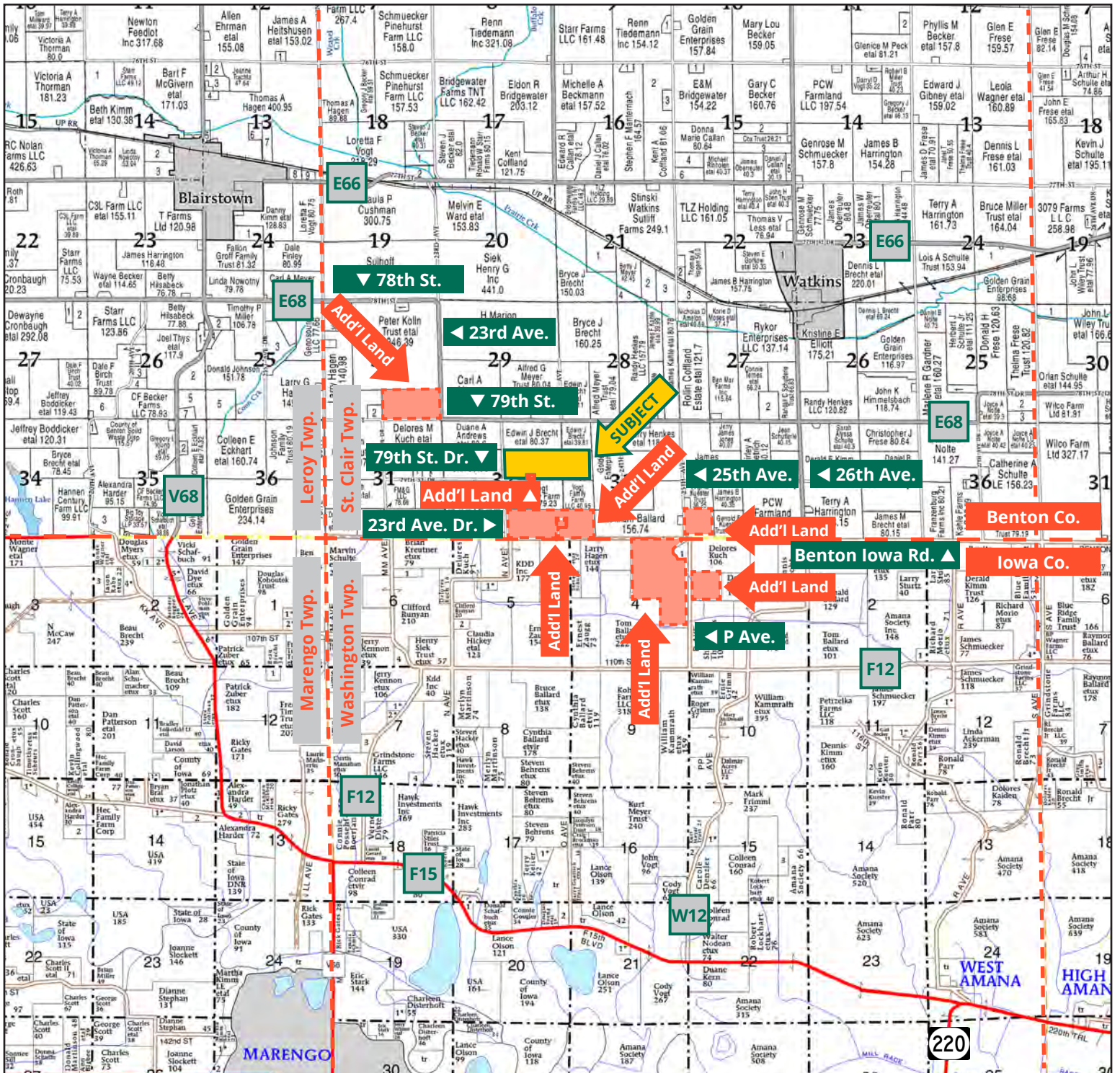
Wittenburg Farms, Inc.



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

115.50 Acres, m/I
Benton County, IA

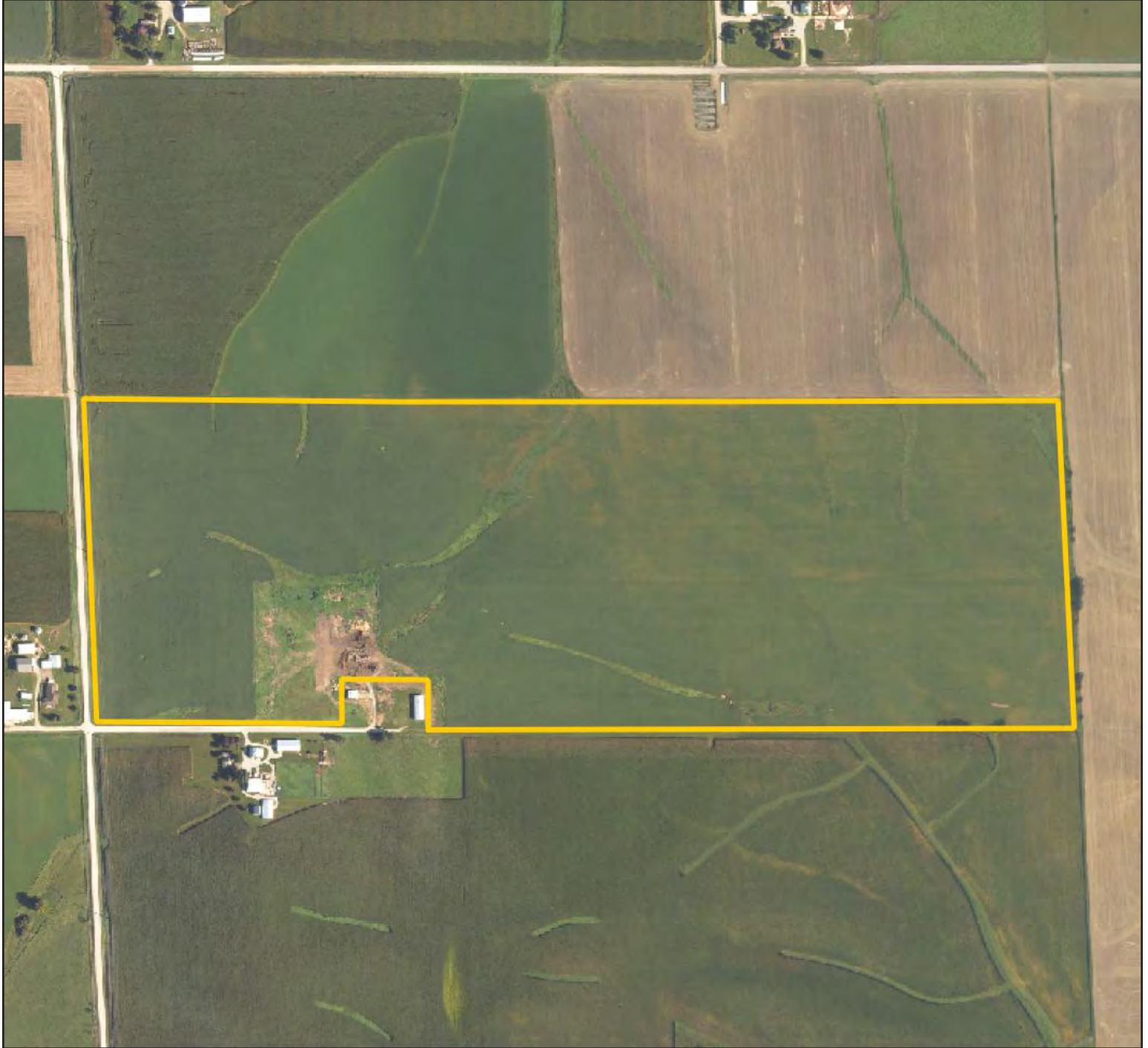


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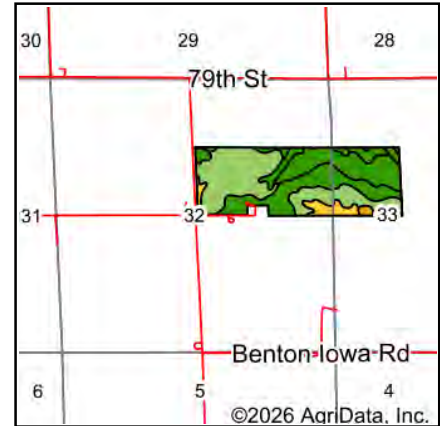
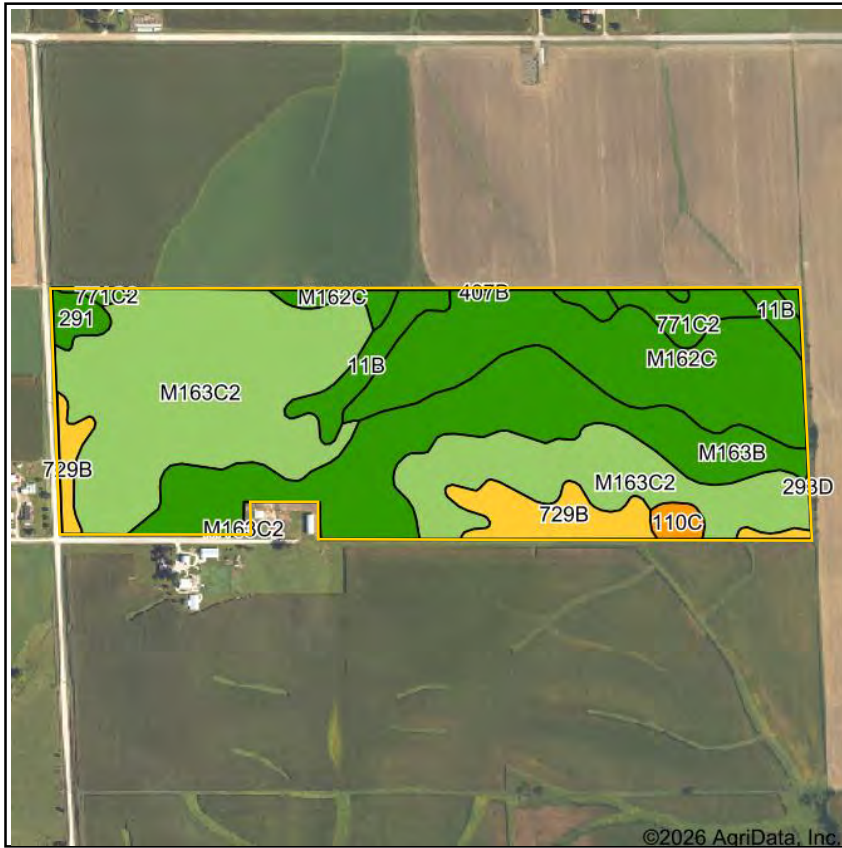
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Est. FSA/Eff. Crop Acres: 115.13 | Soil Productivity: 78.90 CSR2



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State: **Iowa**
 County: **Benton**
 Location: **32-82N-10W**
 Township: **St. Clair**
 Acres: **115.13**
 Date: **5/22/2026**



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**
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	47.71	41.4%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	24.77	21.5%		IIe	84
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	23.97	20.8%		IIIe	85
729B	Nodaway-Radford silt loams, 2 to 5 percent slopes	7.03	6.1%		IIw	56
11B	Colo-Ely complex, 0 to 5 percent slopes	5.43	4.7%		IIw	86
771C2	Waubeek silt loam, 5 to 9 percent slopes, eroded	3.42	3.0%		IIIe	82
291	Atterberry silt loam, 1 to 3 percent slopes	1.48	1.3%		Iw	85
110C	Lamont fine sandy loam, 5 to 9 percent slopes	1.10	1.0%		IIIe	47
771C	Waubeek silt loam, 5 to 9 percent slopes	0.22	0.2%		IIIe	85
Weighted Average					2.65	78.9

**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., 2½ miles west on 79th St. and ¼ mile south on 23rd Ave Dr. The property is on the east side of the road.

Simple Legal

The S½ NE¼ of Section 32 and the SW¼ NW¼ of Section 33, all in Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa, excluding the building site. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,848,000.00
- \$16,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,764.00*
 Net Taxable Acres: 115.50
 Tax per Net Taxable Acre: \$32.59*

**Taxes estimated due to pending 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 6020, Tract 2012
 FSA/Eff. Crop Acres: 115.13*
 Oat Base Acres: 12
 Oat PLC Yield: 59 Bu.
 Corn Base Acres: 49.40
 Corn PLC Yield: 152 Bu.
 Bean Base Acres: 15.9
 Bean PLC Yield: 47 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Downs. CSR2 on the estimated FSA/Eff. crop acres is 78.90. 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 highly productive Benton County farm with a 78.90 CSR2.

Additional Land for Sale

Seller has seven additional tracts of land for sale located northwest, south and 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.

Northeast Corner Looking Southwest

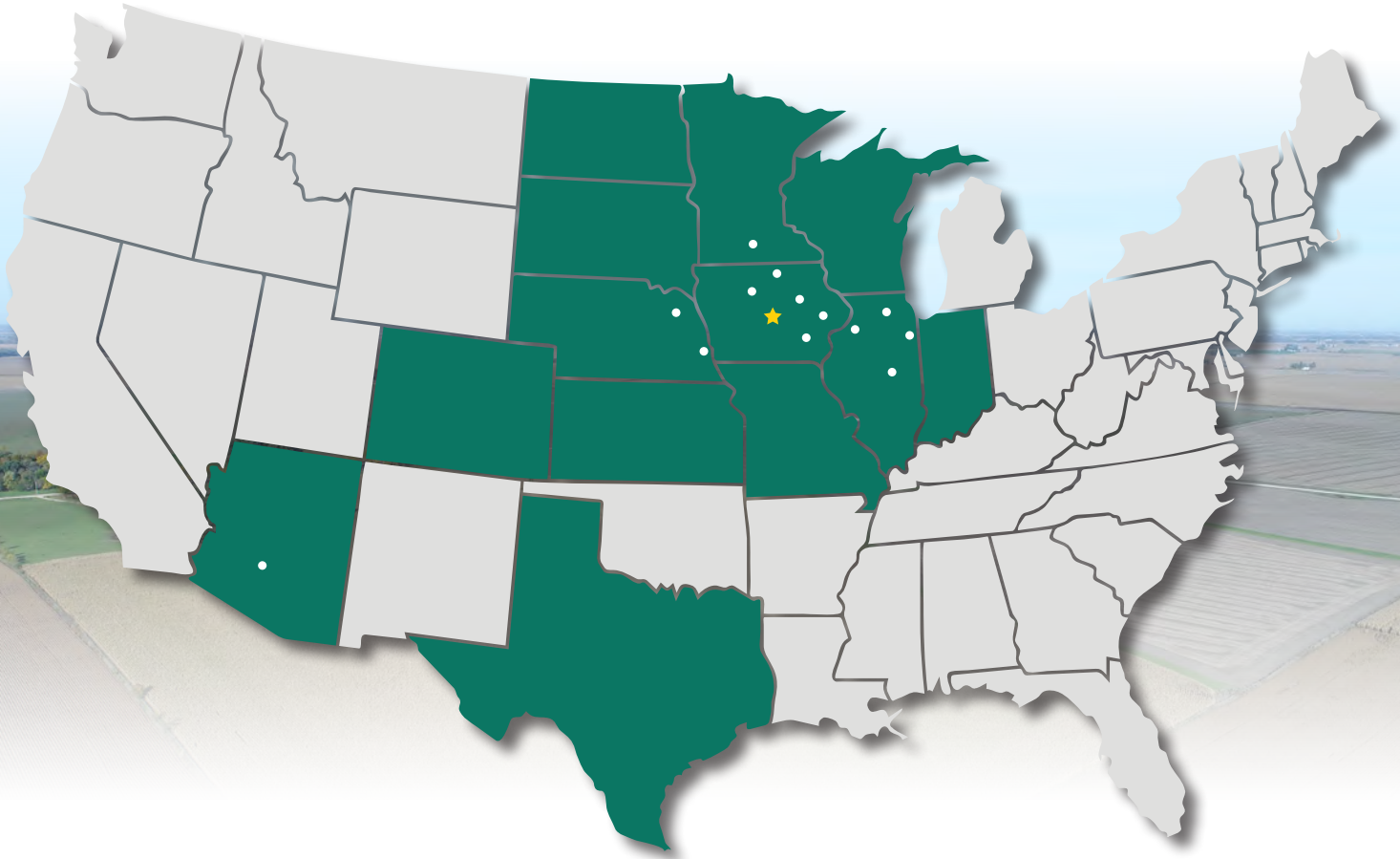


Southwest Corner Looking Northeast





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