

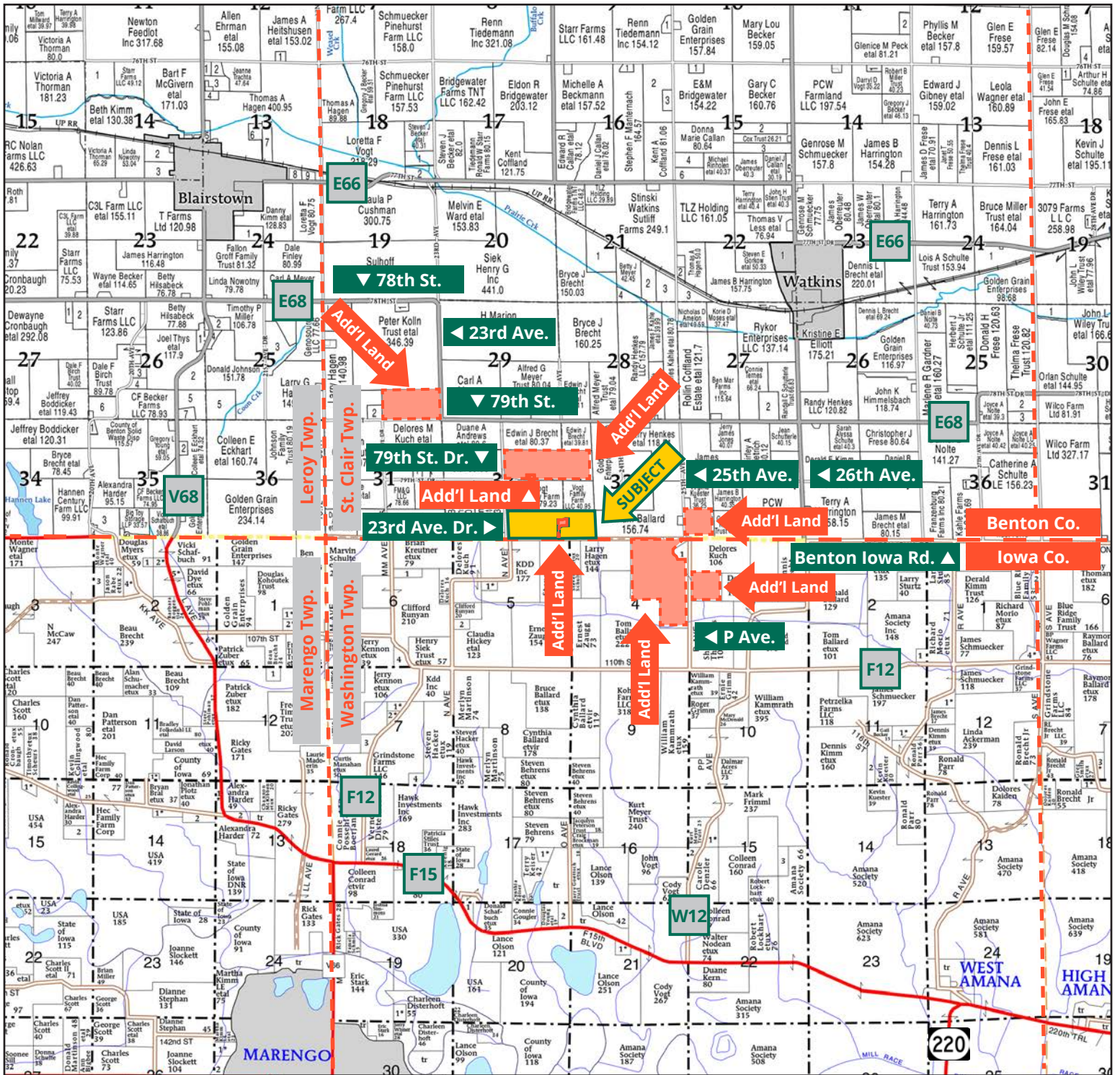
Wittenburg Farms, Inc.



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112.00 Acres, m/l
Benton County, IA



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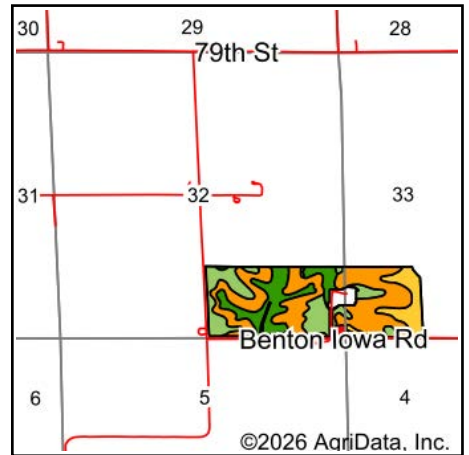
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Est. FSA/Eff. Crop Acres: 110.62 | Soil Productivity: 61.10 CSR2



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State: **Iowa**
 County: **Benton**
 Location: **32-82N-10W**
 Township: **St. Clair**
 Acres: **110.62**
 Date: **5/27/2026**



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**
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	53.39	48.3%		IIIe	47
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	23.41	21.2%		IIIe	76
11B	Colo-Ely complex, 0 to 5 percent slopes	16.18	14.6%		IIw	86
729B	Nodaway-Radford silt loams, 2 to 5 percent slopes	12.22	11.0%		IIw	56
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.55	4.1%		IIe	84
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	0.87	0.8%		IVs	14
Weighted Average					2.71	61.1

**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 ¾ mile south on 23rd Ave. Dr. The property is on the east side of the road.

Simple Legal

The S½ SE¼ of Section 32 and the SW¼ SW¼ of Section 33, all in Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa, excluding the house, buildings and driveway on approximately 4.00 acres. *Final abstract/ title documents to govern legal description.*

Price & Terms

- \$1,338,400.00
- \$11,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,840.00*
 Net Taxable Acres: 112.00
 Tax per Net Taxable Acre: \$25.36*

**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 , Part of Tract 2013
 FSA/Eff. Crop Acres: 110.62*
 Oat Base Acres: 6.60*
 Oat PLC Yield: 59 Bu.
 Corn Base Acres: 28.80*
 Corn PLC Yield: 152 Bu.
 Bean Base Acres: 5.60*
 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, Colo-Ely and Nodaway-Radford. CSR2 on the estimated FSA/Eff. crop acres is 61.10. 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

The land is gently rolling to 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 well-maintained and highly productive Benton County farm.

Additional Land for Sale

Seller has seven additional tracts of land for sale located northwest, north, east 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.

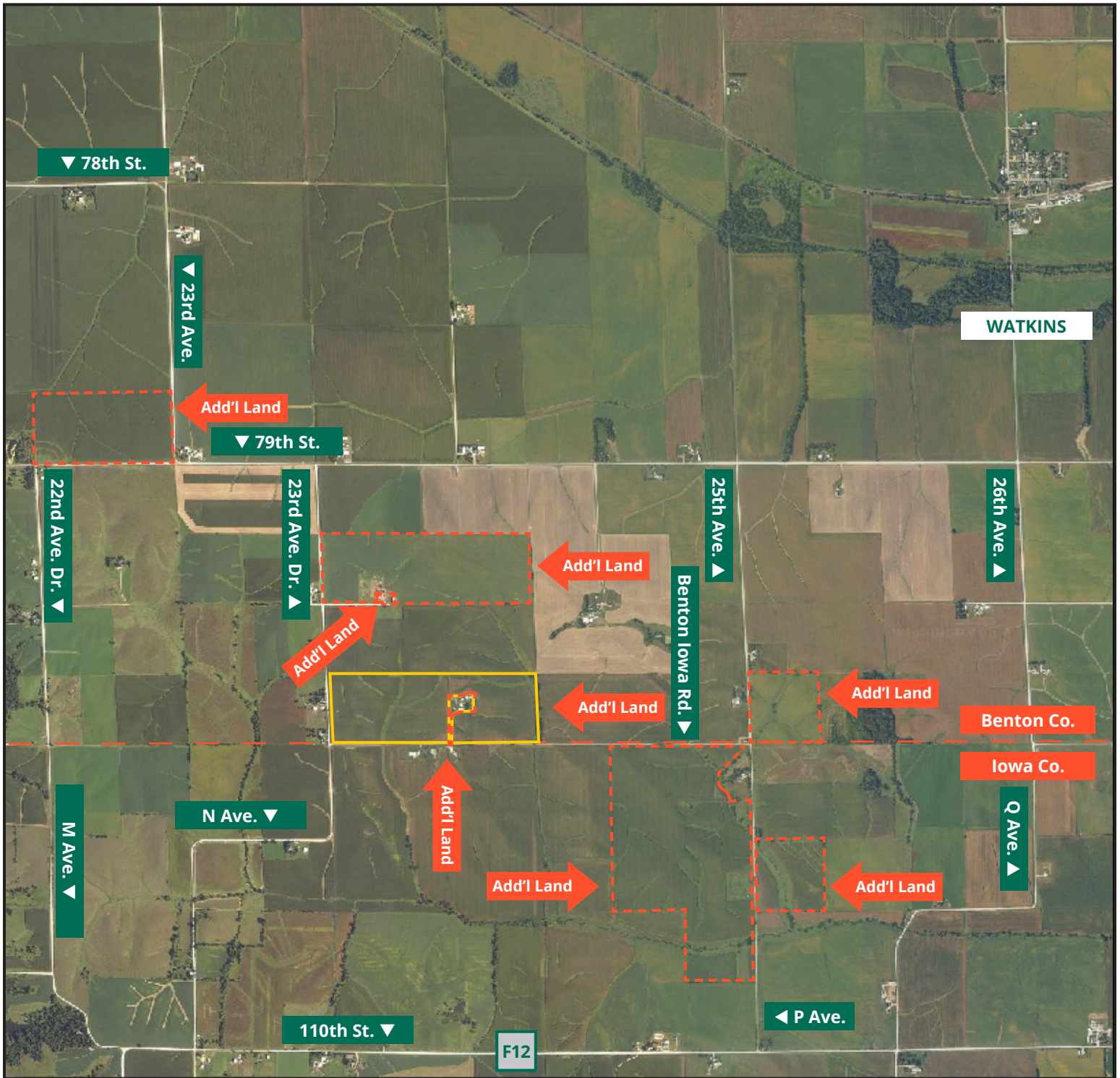
Northeast Corner Looking Southwest



Southeast Corner Looking Northwest



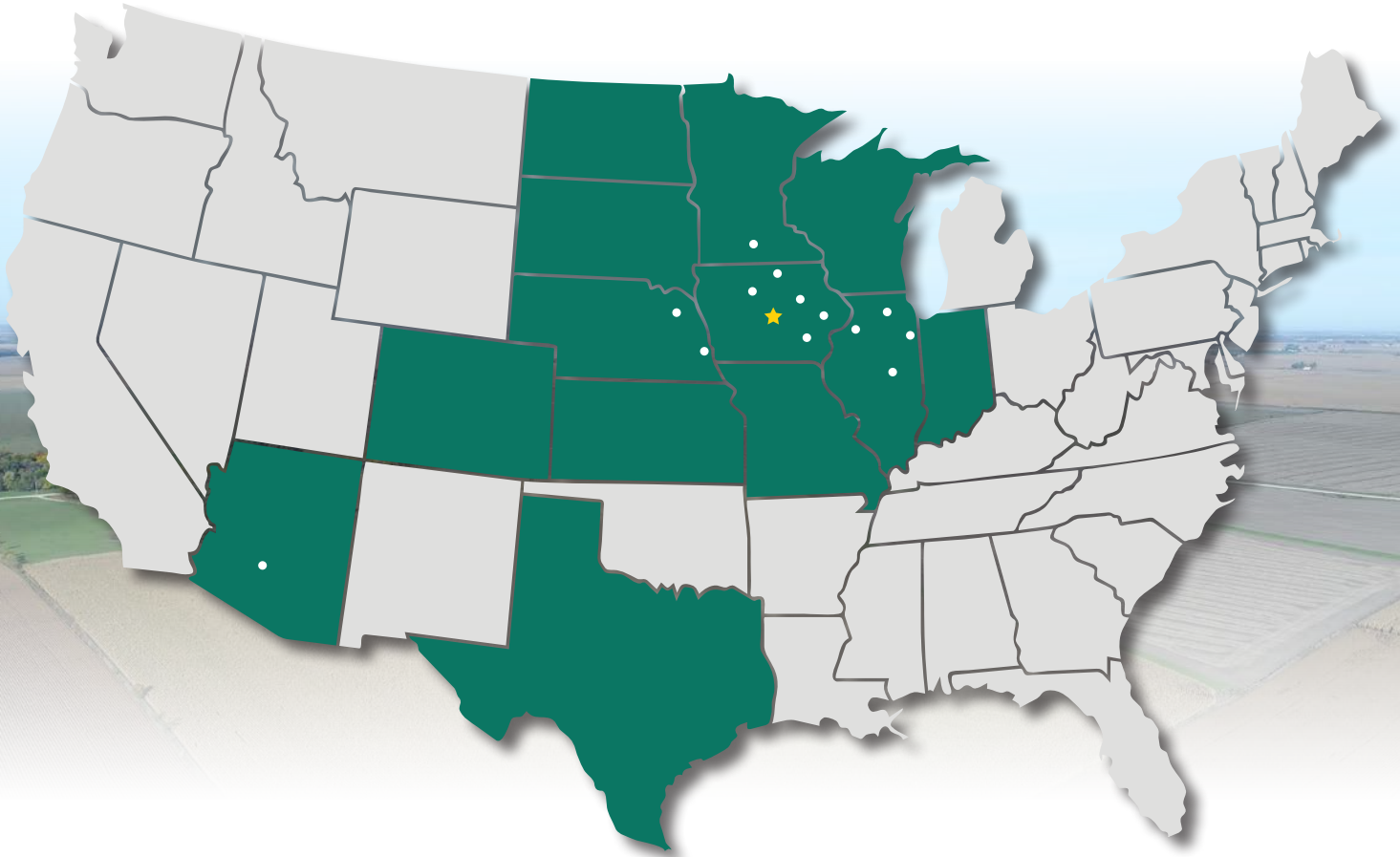




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