

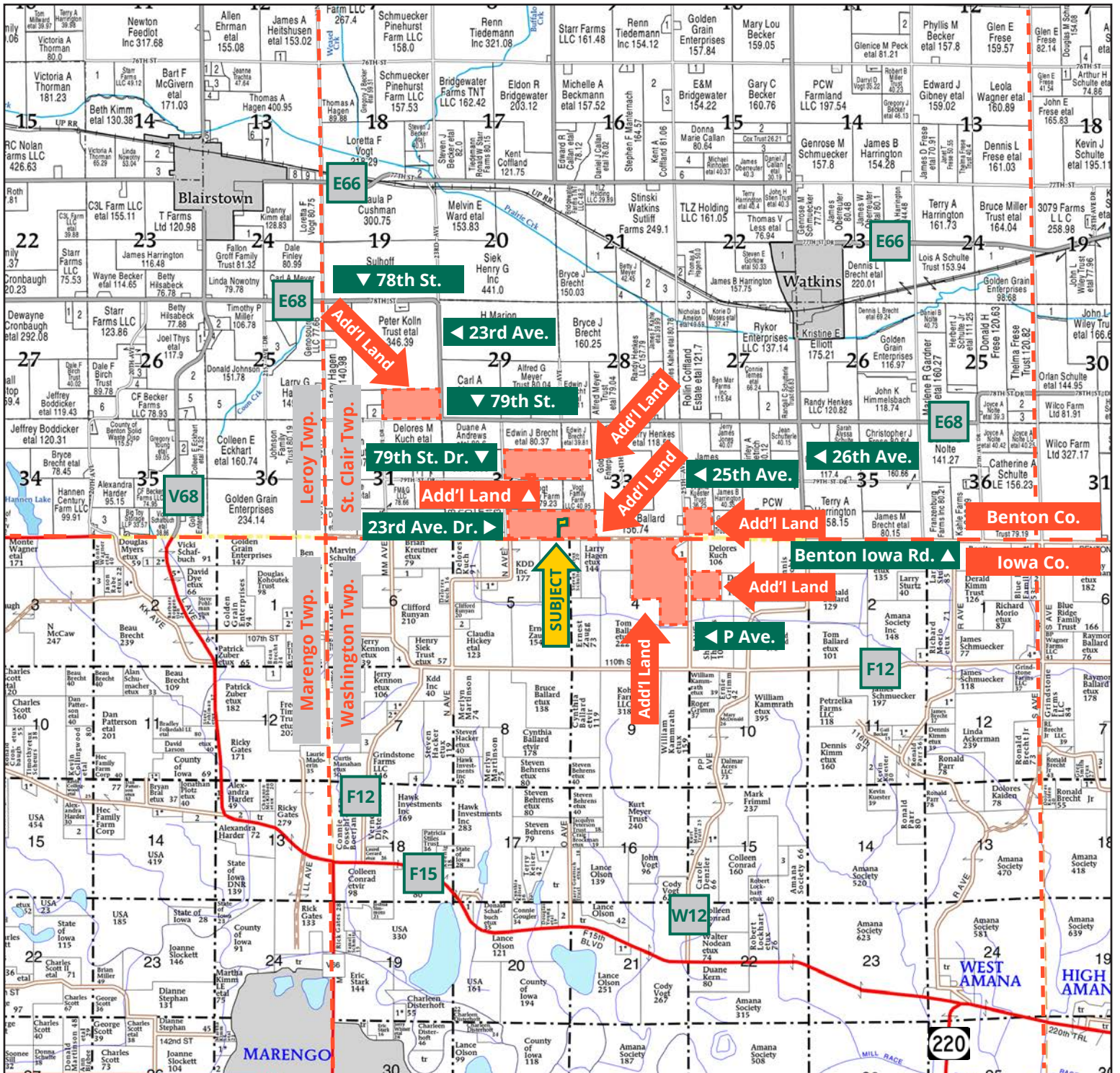
Wittenburg Farms, Inc.



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

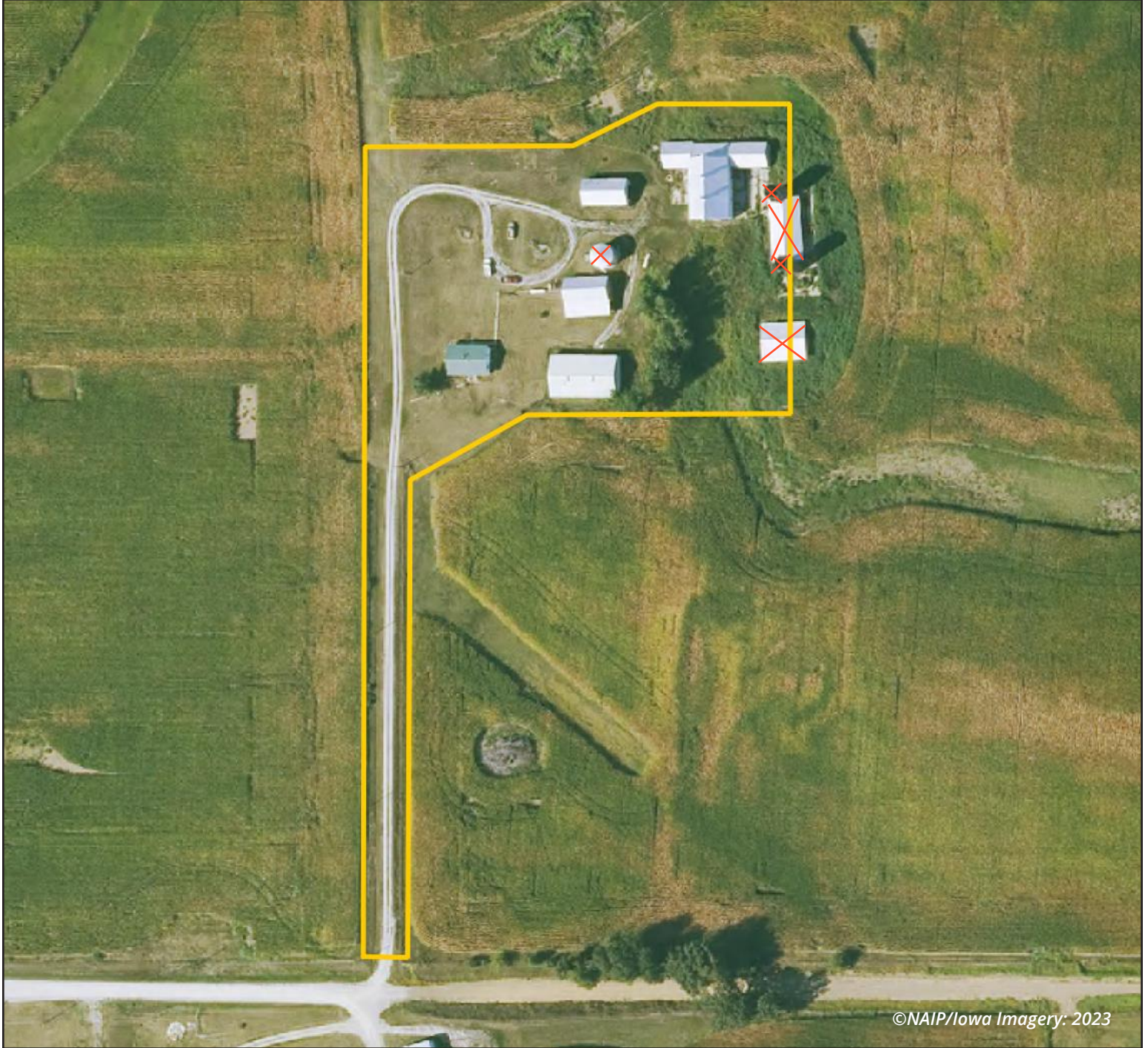
4.00 Acres, m/l
Benton County, IA



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Location

From Blainstown: ¾ mile south on 21st Ave., 2 miles east on 78th St., 1 mile south on 23rd Ave., ½ mile east. on 79th St., 1 mile south on 23rd Ave. Dr. and ½ mile east on Benton-Iowa Rd. The property is north of the road.

Simple Legal

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

Address

2395 Benton-Iowa Road
Marengo, IA 52301

Price & Terms

- \$325,000.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,842.00*
Net Taxable Acres: 4.00

School District

Benton Community School District

Lease Status

No lease is currently in place.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The land is level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

This rural acreage includes a 1-story home built circa 1967 offering 1,176 square feet of living area with three bedrooms and one bath. The property offers magnificent views of the surrounding countryside. The main floor includes an eat-in kitchen, living room and laundry. Hardwood floors are located in all bedrooms, the hallway, and living room.

The home has an unfinished basement with a poured foundation, new basement windows installed in 2026, and a wood stove for emergency use if needed. Utilities include rural water service through the Poweshiek Water Association and fiber optic internet service provided directly to the farmhouse by USA Communications. The home also includes a breaker box electrical system.

The forced-air furnace and central air conditioning were installed in 2018 and have received annual maintenance service from Rabe Hardware, including 2026 service completion. The water heater was replaced in October 2024.

Improvements completed in 2026 via Atkins Lumber include all new Midway Alliance energy-efficient vinyl casement windows on the main floor, Midway Alliance energy-efficient basement windows, Ascend composite siding with insulated backer and wood-look finish, Taylor Door by BPI steel-edge exterior doors with upper glass panes, and Andersen Series 10 storm doors on the front and back entries.

The property includes several farm buildings well-suited for storage or livestock use. Improvements include two 24' x 48' machine sheds built circa 1950, a 14' x 48' lean-to, and a spacious 45' x

80' steel machine shed constructed circa 1972 with concrete floor in part of the building. The site also features a 40' x 64' barn with two attached loafing sheds measuring 26' x 32' and 24' x 38', offering additional versatility.

The grain bin, silos and structures on the east side of the acreage have been demolished.

Water & Well Information

Water is provided by Poweshiek Water Association

Septic System

The septic tank is located east of the house. The current system does not conform to code requirements. A new system will cost approximately \$20,000.

LP Tank

The LP Tank is currently rented through Heartland CO-OP.

Comments

This is a well-cared-for acreage located southeast of Blainstown. It includes a nice, three-bedroom home that has had many recent updates. The outbuildings would work well for storage or livestock.

Additional Land for Sale

Seller has seven additional tracts of land for sale located in all directions 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.

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South Side of House



North Side of House



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Kitchen



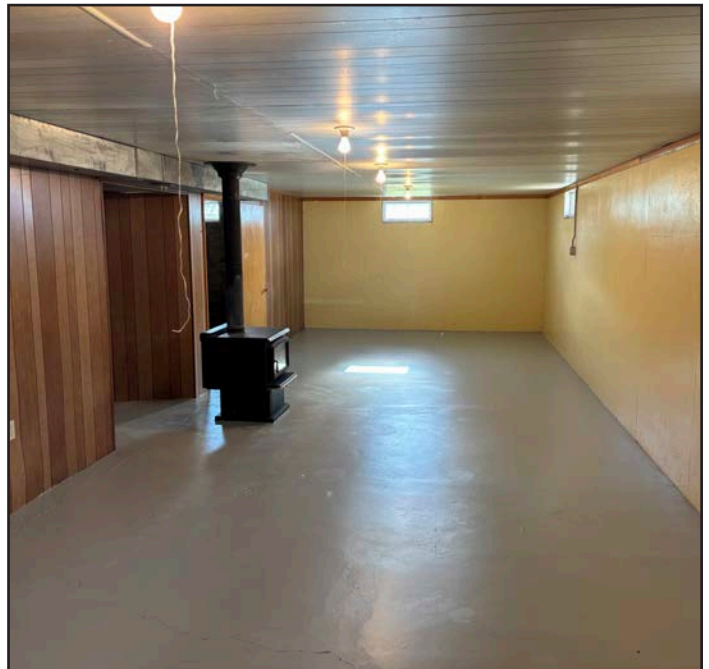
Living Room



Bedroom



Basement



North Side Looking South



Northeast Corner Looking Southwest



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Machine Shed



Barn



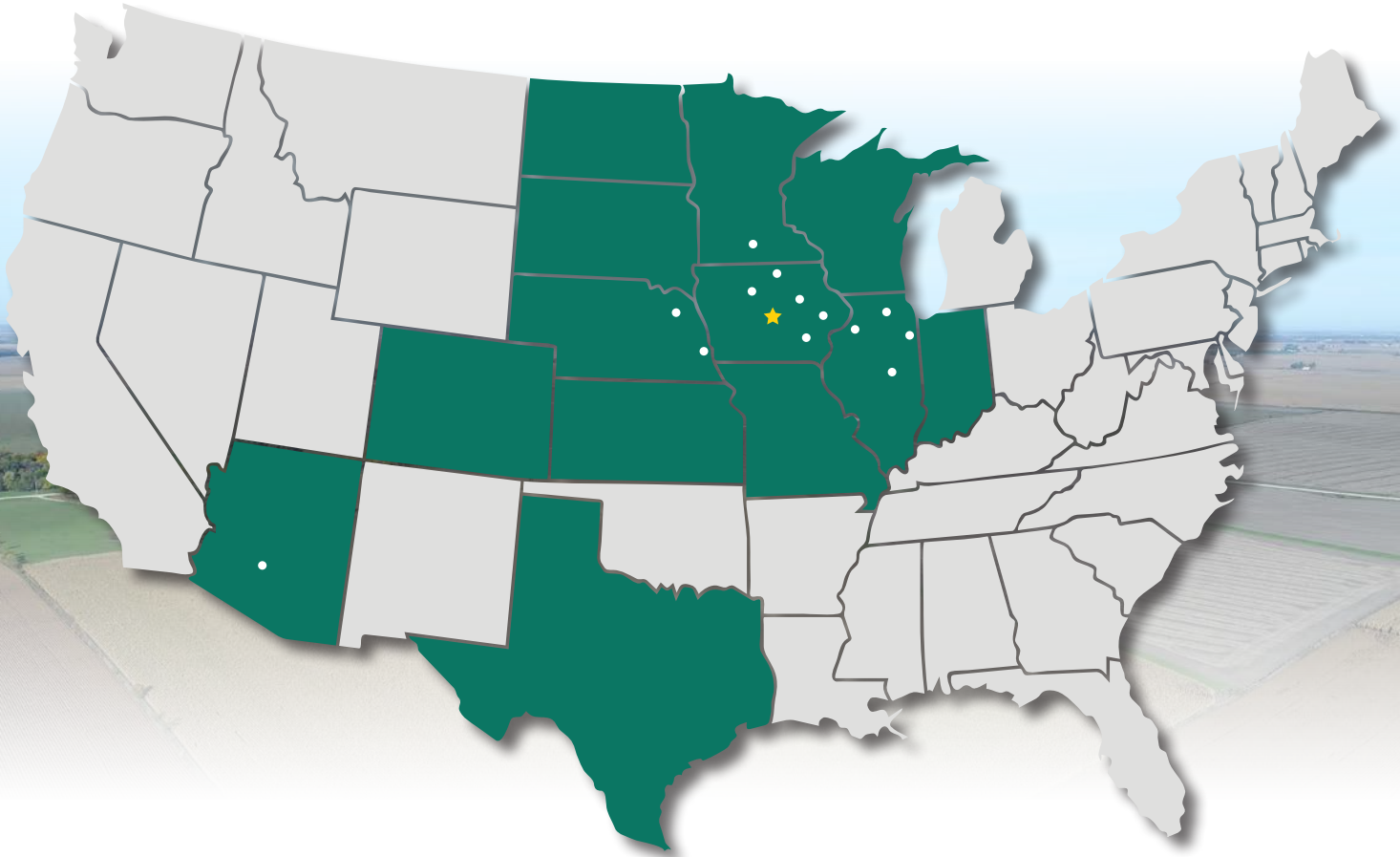
Shed



Shed



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