

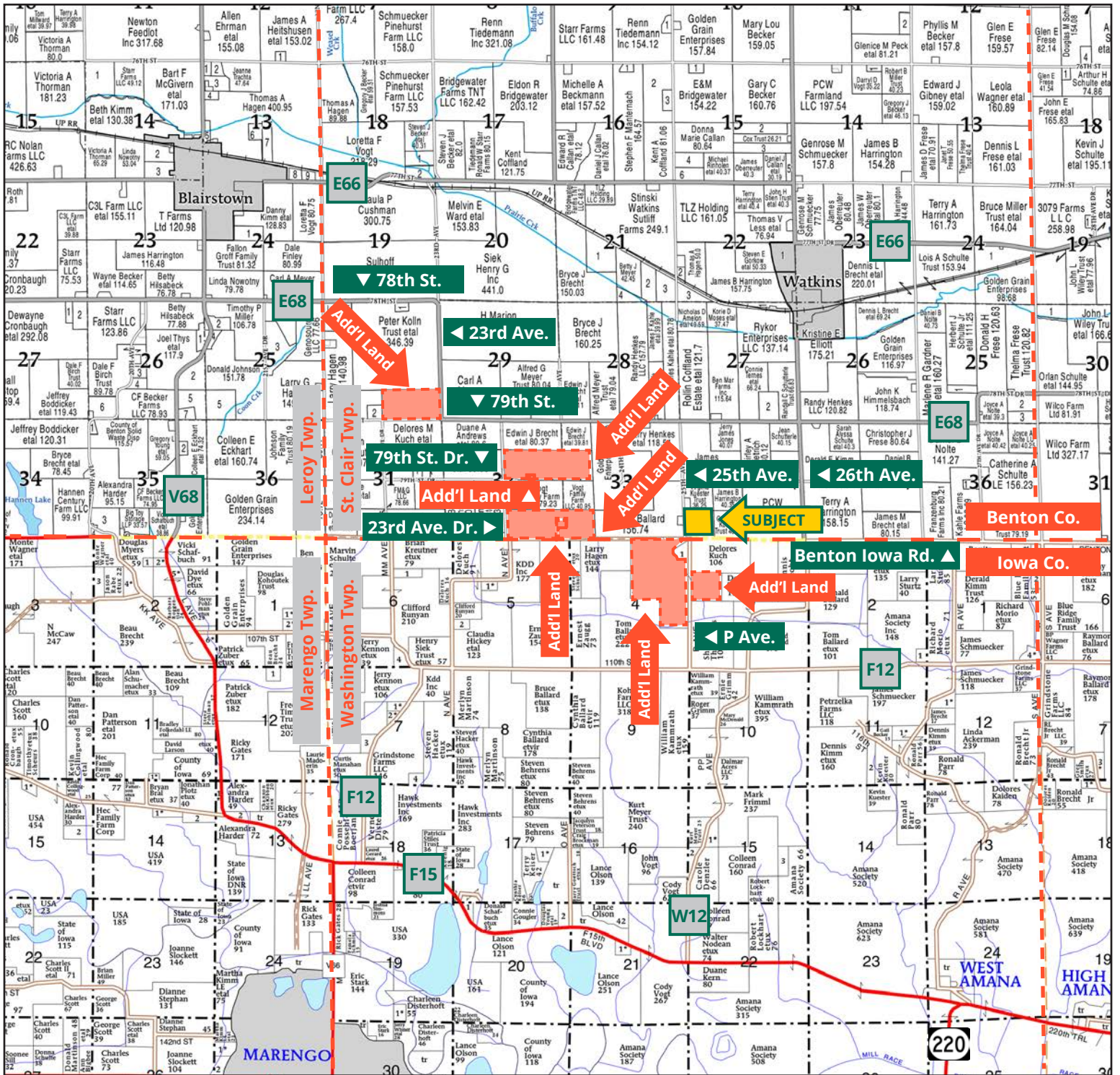
## Wittenburg Farms, Inc.



**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](http://www.Hertz.ag)

**40.00 Acres, m/l**  
**Benton County, IA**

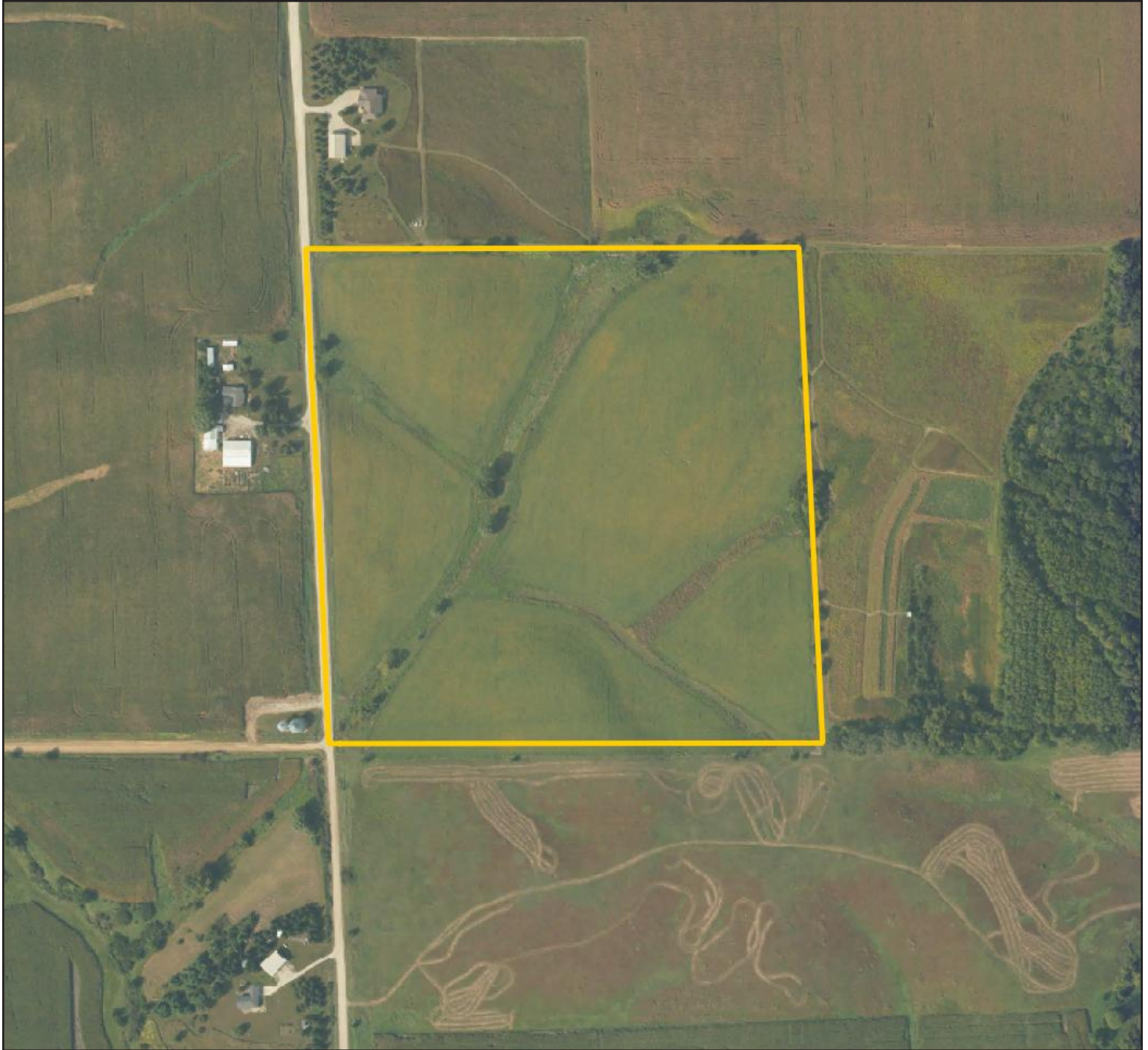


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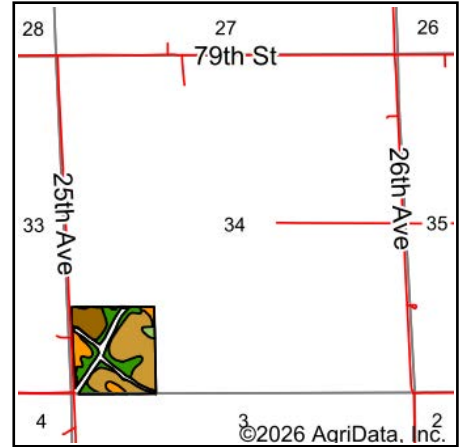
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FSA/Eff. Crop Acres: 35.39 | Soil Productivity: 48.40 CSR2



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State: **Iowa**  
 County: **Benton**  
 Location: **34-82N-10W**  
 Township: **St. Clair**  
 Acres: **35.39**  
 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  
 Area Symbol: IA095, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	16.91	47.8%		IVe	36
11B	Colo-Ely complex, 0 to 5 percent slopes	8.67	24.5%		IIw	86
293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	4.83	13.6%		IVe	22
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	4.06	11.5%		IIIe	47
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	0.71	2.0%		IIIe	76
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.12	0.3%		IVe	36
110C	Lamont fine sandy loam, 5 to 9 percent slopes	0.09	0.3%		IIIe	47
<b>Weighted Average</b>					<b>3.37</b>	<b>48.4</b>

\*\*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., 1 mile west on 79th St. and ¾ mile south on 25th Ave. The farm is east of the road.

### Simple Legal

The SW¼ SW¼ of Section 34, Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$370,000.00
- \$9,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$784.00  
 Gross Acres: 40.00  
 Net Taxable Acres: 39.00  
 Tax per Net Taxable Acre: \$20.10

### Lease Status

Farm is leased for the 2026 crop year.

### FSA Data

Farm 6020, Tract 2015  
 FSA/Eff. Crop Acres: 35.39  
*Base acres and PLC yields not reported.*

### Soil Types/Productivity

Primary soils are Fayette, Colo-Ely and Chelsea-Fayette-Lamont. CSR2 on the FSA/Eff. crop acres is 48.40. 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 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 Benton County farm. The waterway has recently been reshaped and tiled, the trees have been removed and the area has been seeded.

### Additional Land for Sale

Seller has seven additional tracts of land for sale located west/southwest 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.

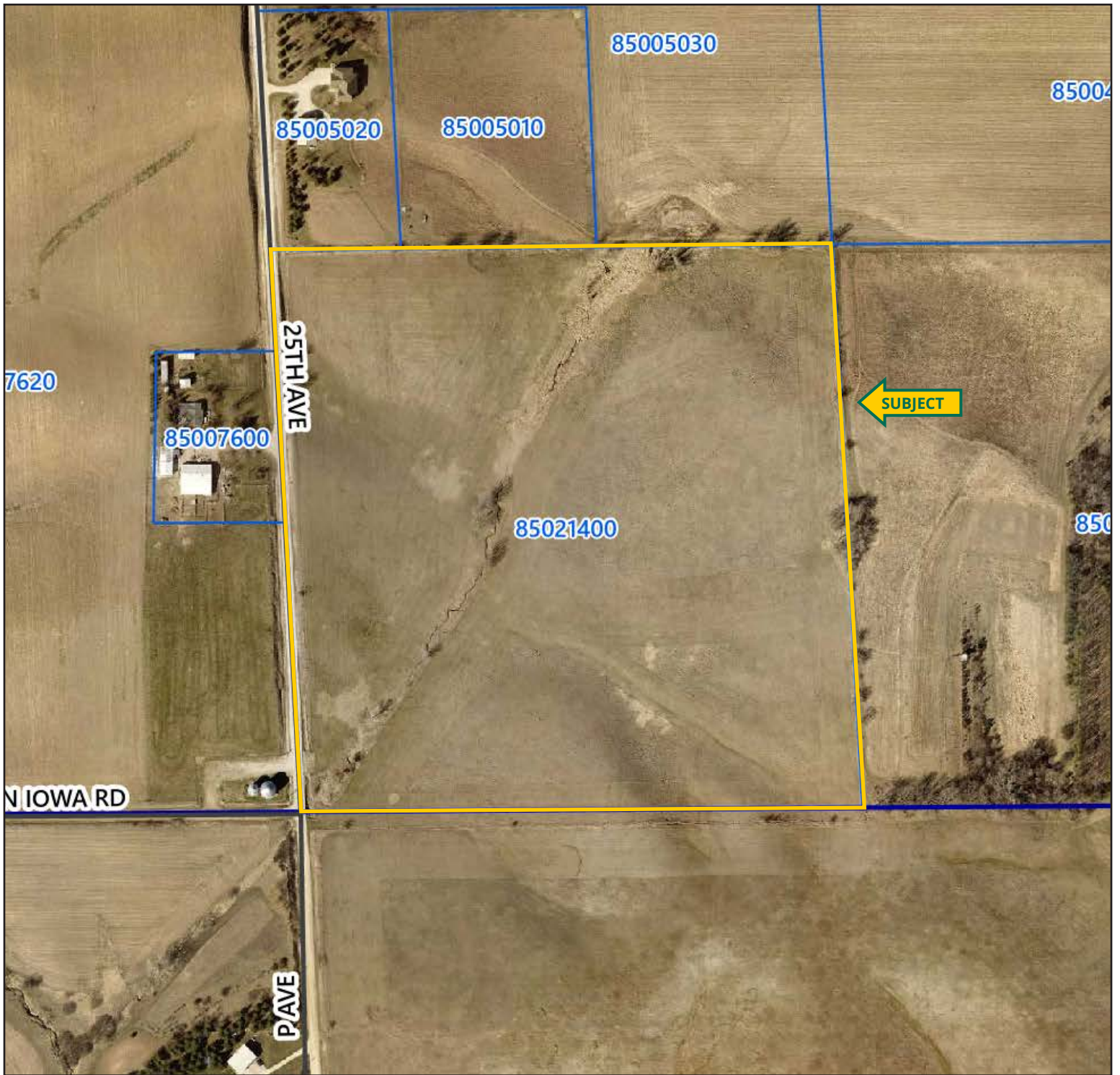
Northeast Corner Looking Southwest

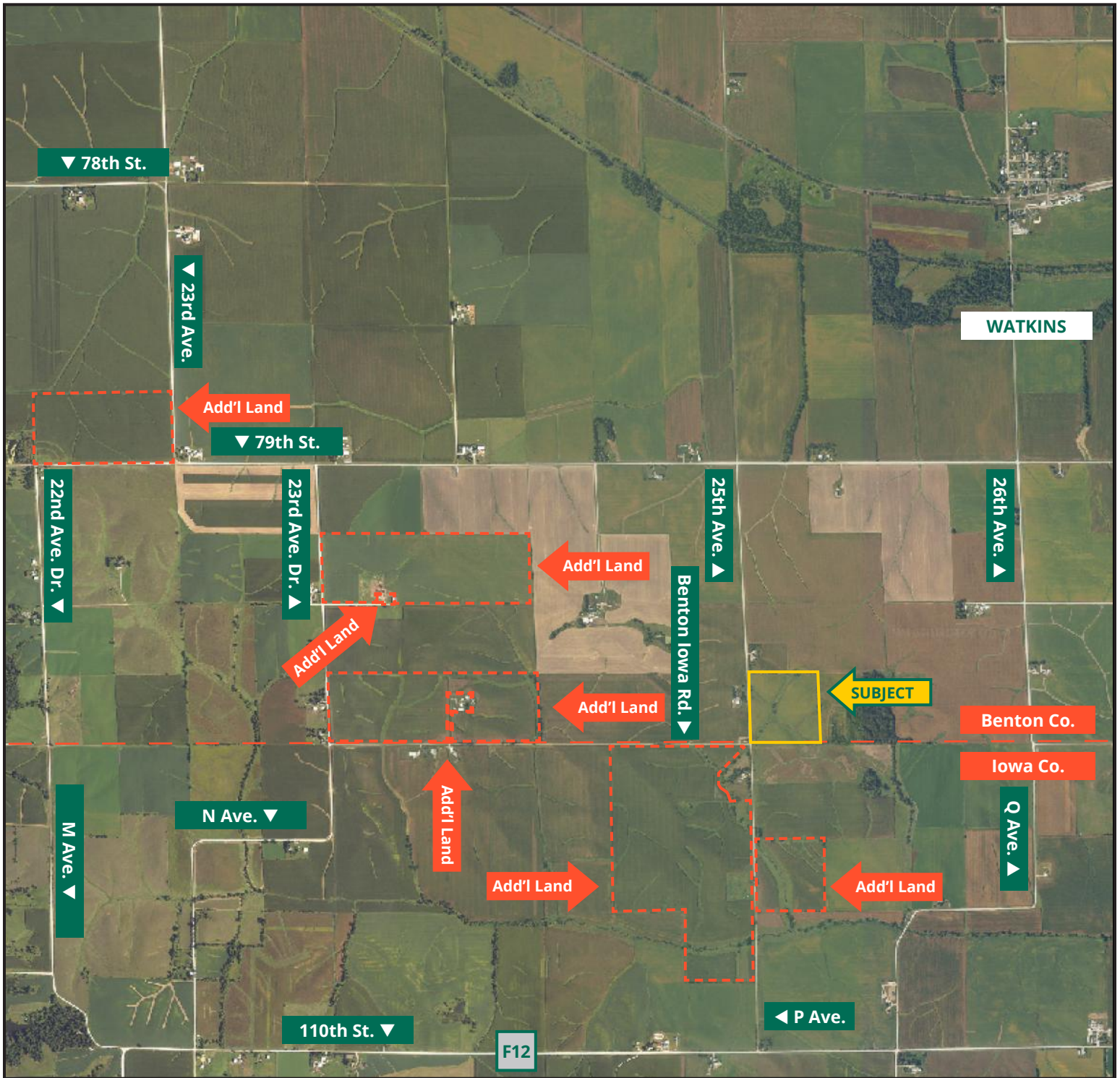


Southwest Corner Looking Northeast





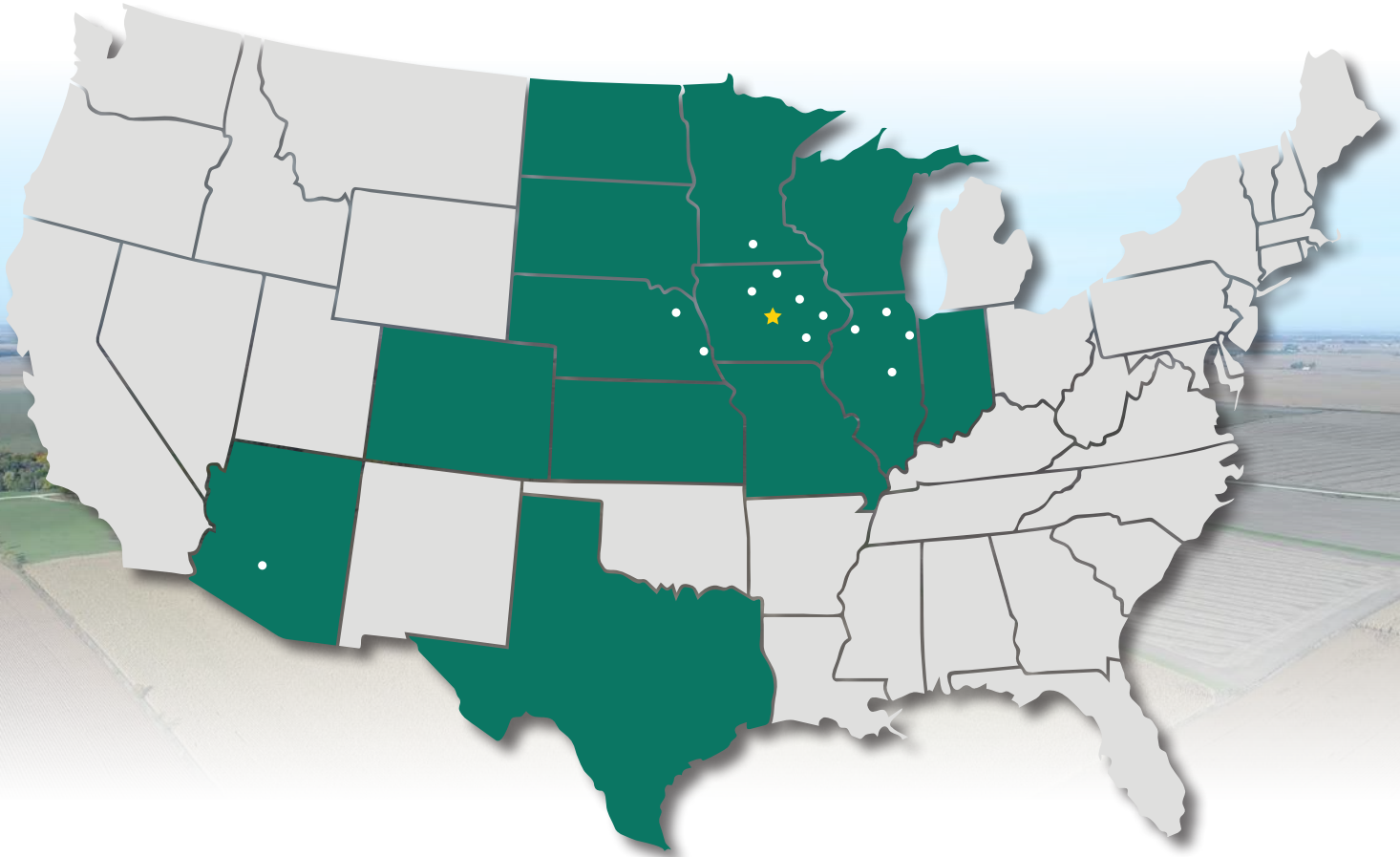




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