

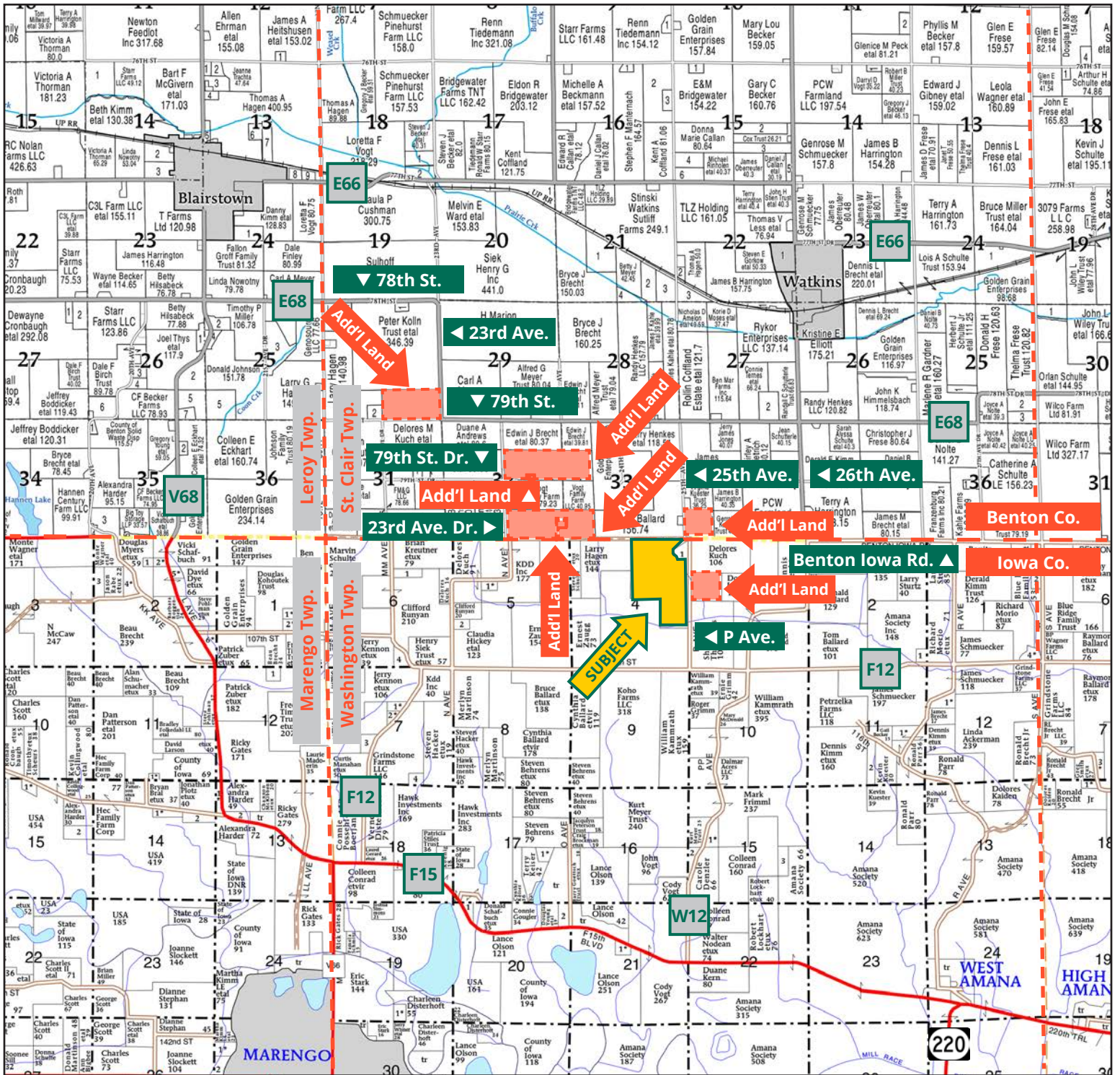
Wittenburg Farms, Inc.



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
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TroyL@Hertz.ag

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

215.34 Acres, m/I
Iowa County, IA

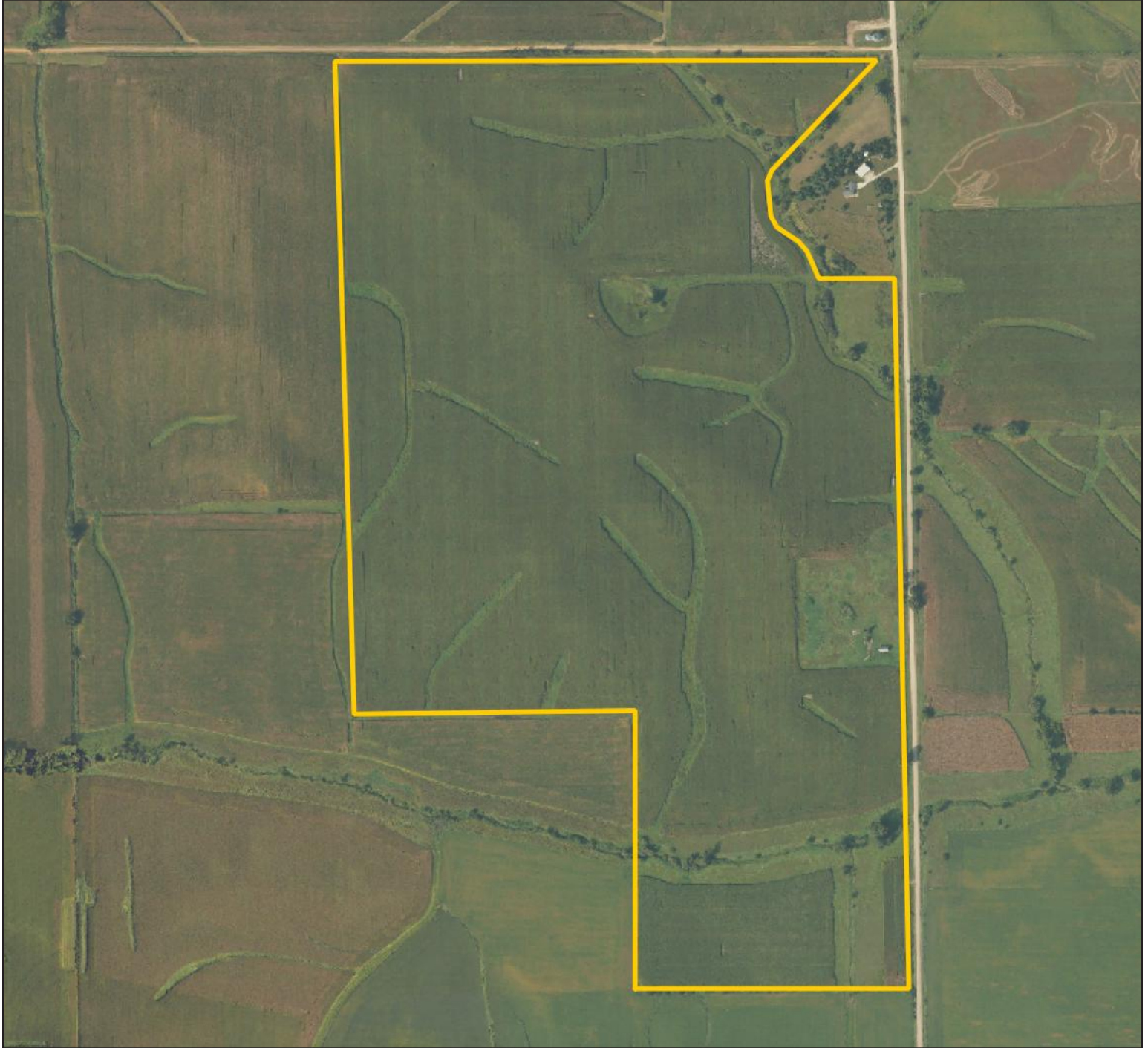


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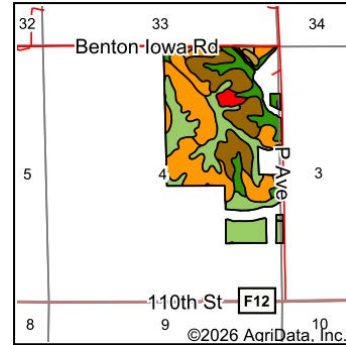
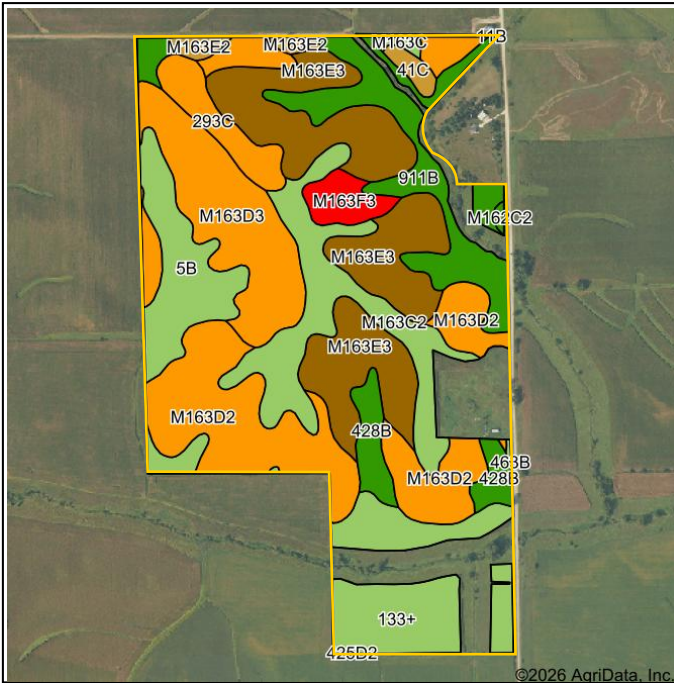
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FSA/Eff. Crop Acres: 200.45 | CRP Acres: 8.83 | Soil Productivity: 55.60 CSR2



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State: **Iowa**
 County: **Iowa**
 Location: **4-81N-10W**
 Township: **Washington**
 Acres: **200.45**
 Date: **5/13/2026**



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	Irr Class *c	CSR2**
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	40.09	19.8%		Vle		29
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	38.98	19.4%		IIle		47
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	23.22	11.6%		IVe		41
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	21.97	11.0%		IIw		78
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	20.84	10.4%		IIIe		76
911B	Colo-Ely complex, 0 to 5 percent slopes	18.39	9.2%		IIw		86
5B	Ackmore-Colo complex, 2 to 5 percent slopes	13.58	6.8%		IIw		77
293C	Fayette-Chelsea-Tell complex, 5 to 9 percent slopes	6.43	3.2%		IIIe		48
428B	Ely silty clay loam, 2 to 5 percent slopes	6.40	3.2%		Ile		88
M163F3	Fayette silty clay loam, till plain, 18 to 25 percent slopes, severely eroded	4.12	2.1%		VIIe		12
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	2.00	1.0%		IVe		36
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.81	0.9%		IIIe		82
41C	Sparta loamy sand, 5 to 9 percent slopes	1.51	0.8%		IVs	Ile	37
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.71	0.4%		IIIe		79
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.19	0.1%		IIIe		47
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	0.14	0.1%		IIIe		79
11B	Colo-Ely complex, 0 to 5 percent slopes	0.07	0.0%		IIw		86
Weighted Average					3.51	*.	55.6

Soils data provided by USDA and NRCS.

Location

From Watkins: 1 mile south on 26th Ave., 1 mile west on 79th St. and 1 mile south on 25th Ave. The farm is southwest of the intersection with Benton-Iowa Rd.

Simple Legal

That part of the NE 1/4 of Section 4, and the NE 1/4 SE 1/4 of Section 4, all in Township 81 North, Range 10 West of the 5th P.M., excluding Parcel 2002-87. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,261,070.00
- \$10,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$6,198.00
Net Taxable Acres: 215.34

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 6020, Part of Tract 9837
FSA/Eff. Crop Acres: 200.45
CRP Acres: 8.83

Corn Base Acres: 42.83*
Corn PLC Yield: 152 Bu.

**Acres are estimated pending reconstitution of farm by the Benton County FSA office. Benton County is the control office for this Iowa County farm.*

CRP Contracts

There are 8.83 acres enrolled in a CP-21 contract that pays \$1,642.00 annually and expires September 30, 2029.

Soil Types/Productivity

Primary soils are Fayette and Colo. CSR2 on the FSA/Eff. crop acres is 55.60. 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 to rolling.

Drainage

Drainage is natural with some tile. Contact the listing agent for tile maps.

Buildings/Improvements

All structures have been recently razed.

Water & Well Information

None.

Comments

This productive Iowa County farm lays nicely and has been well cared for.

Additional Land for Sale

Seller has seven additional tracts of land for sale located northwest, northeast and east of this property. See Additional Land Aerial Photo.



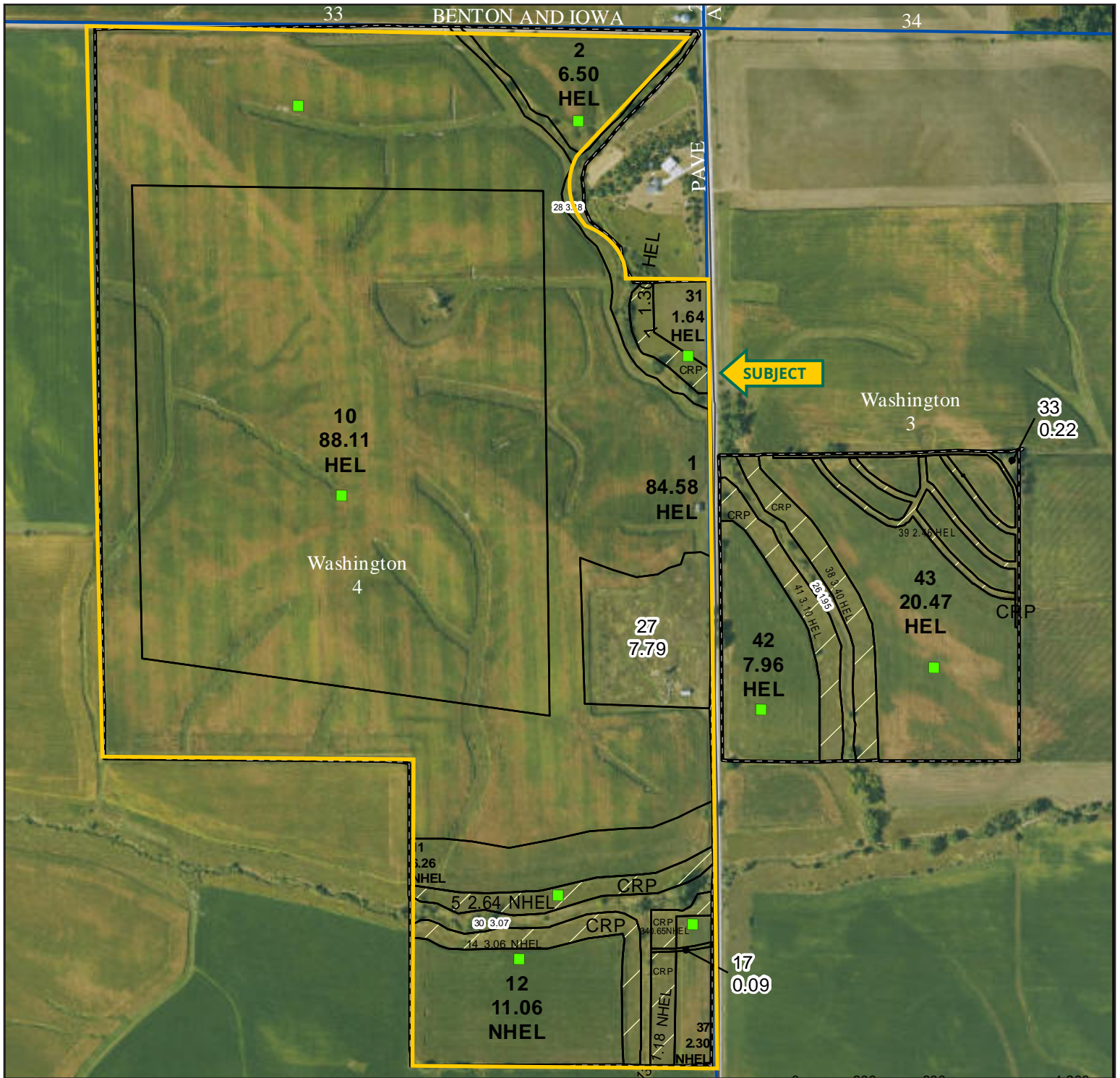
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

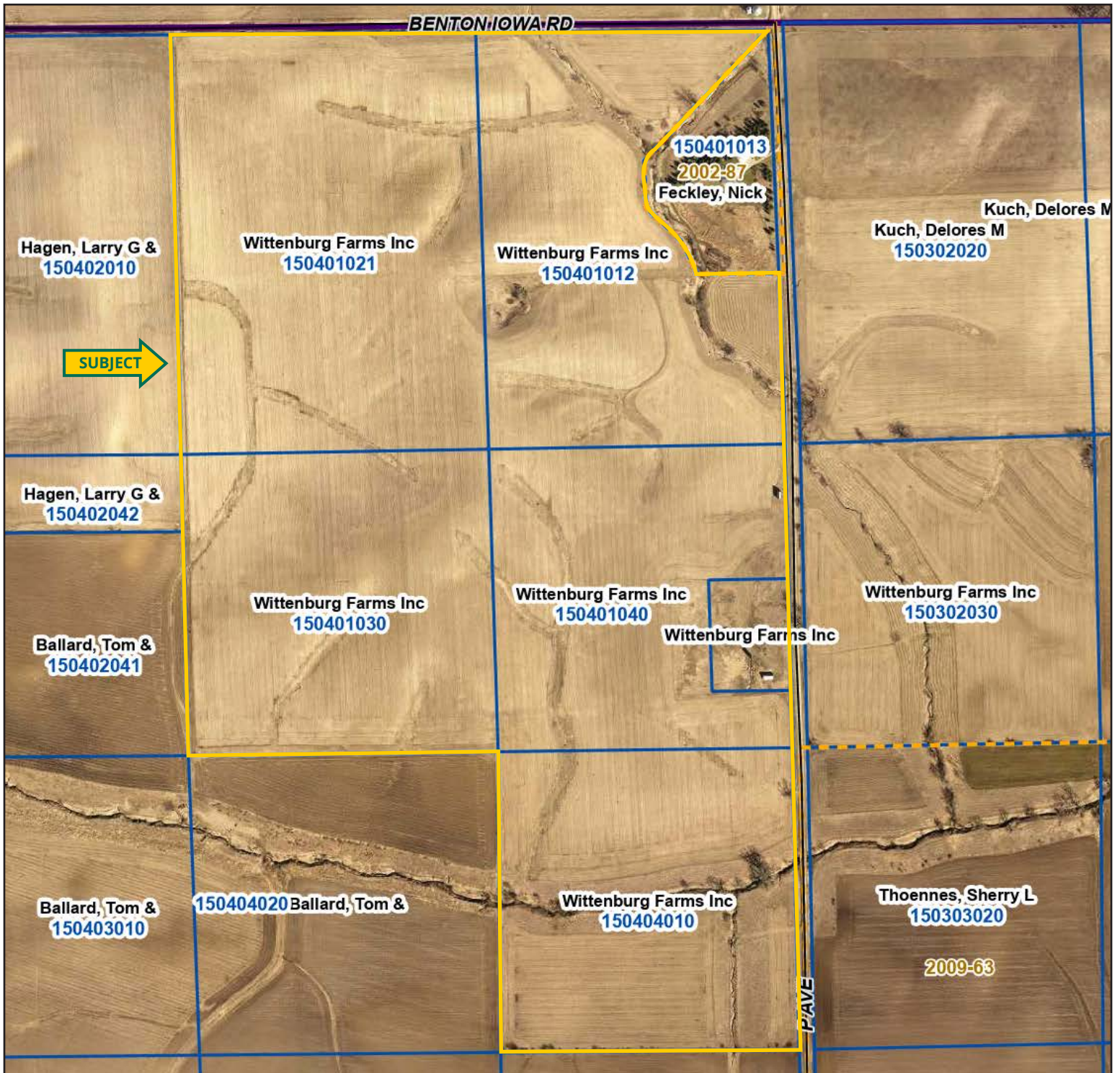
Southeast Corner Looking Northwest

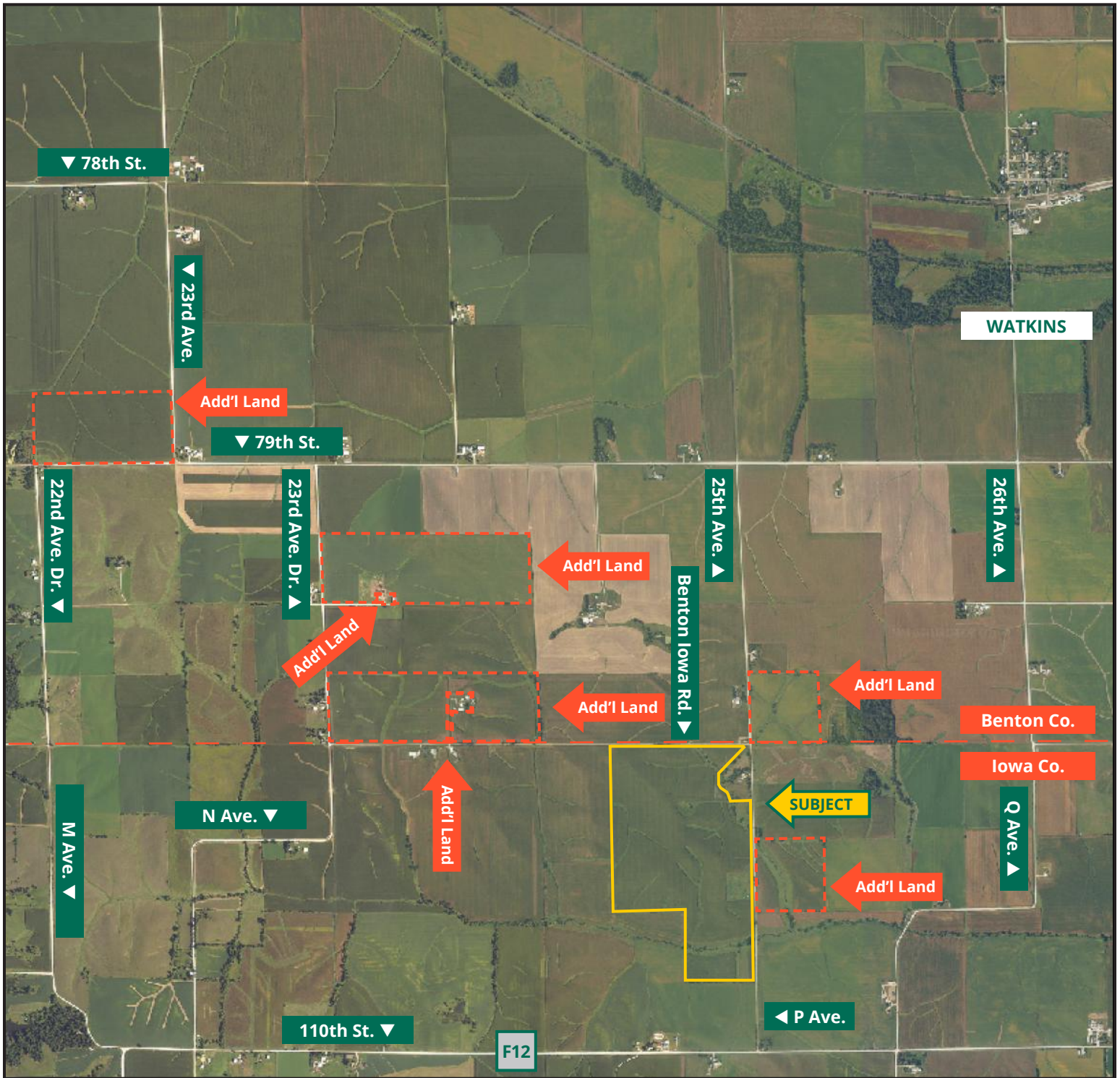


Northeast Corner Looking Southwest





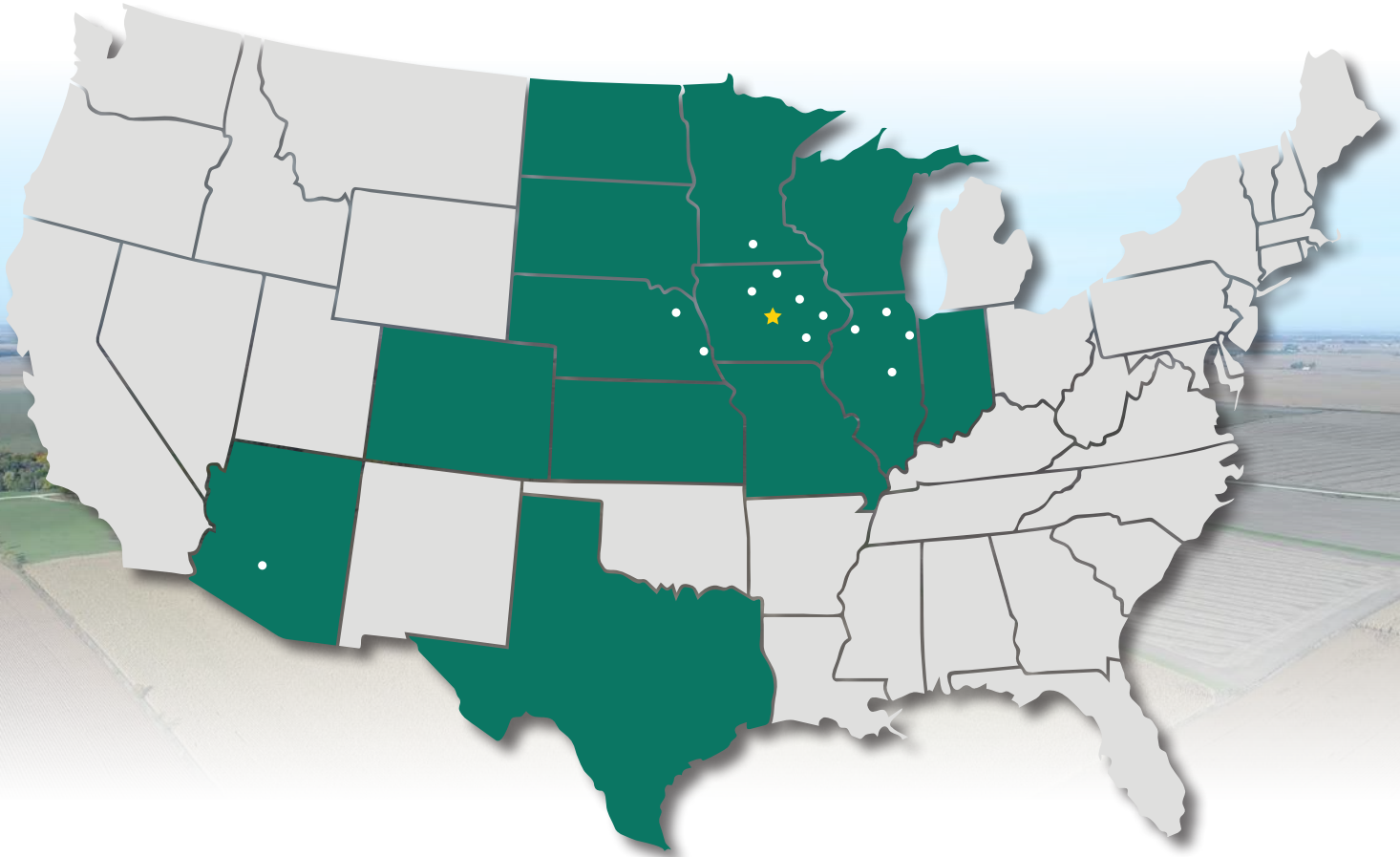




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