

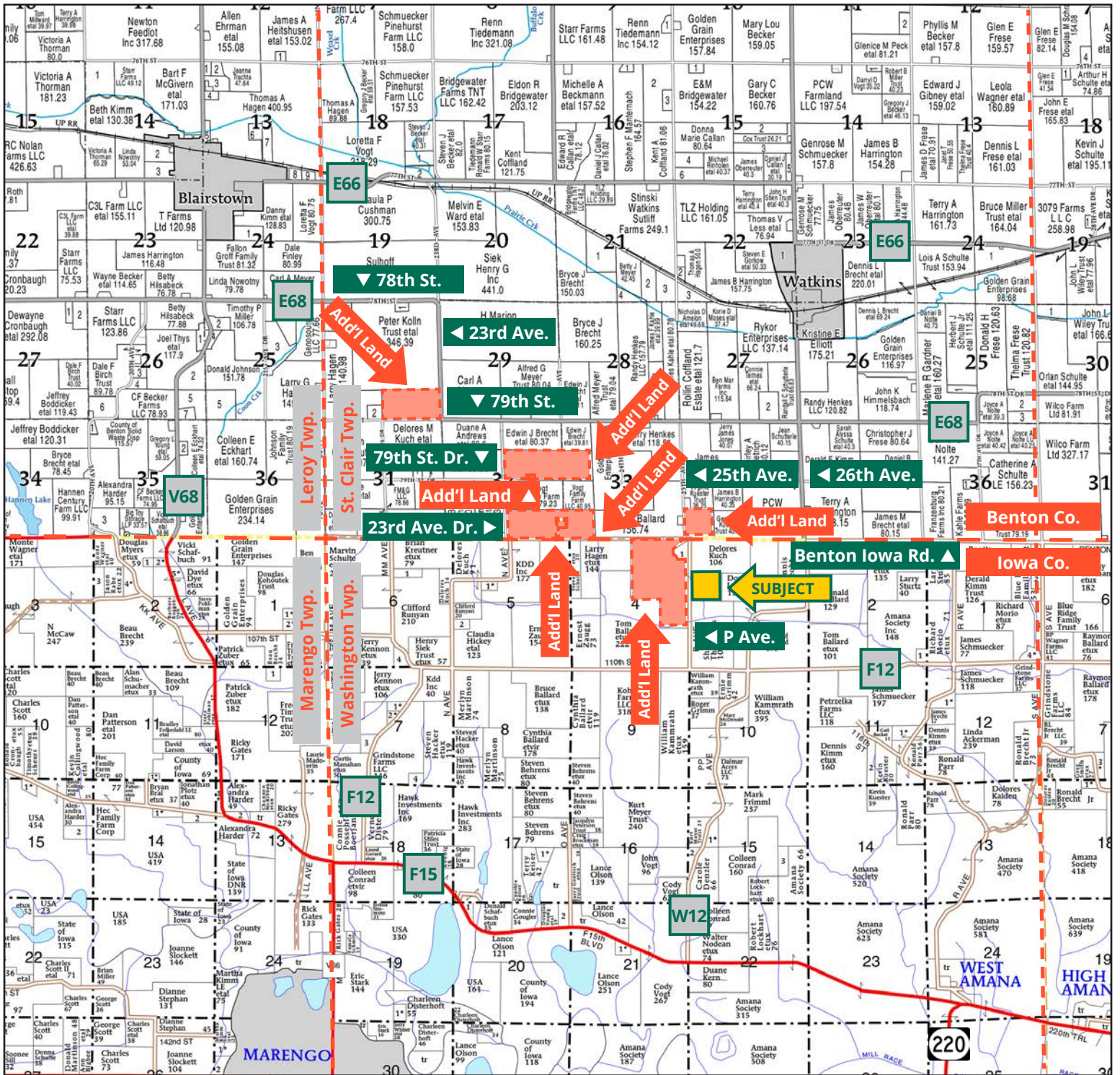
Wittenburg Farms, Inc.



TROY LOUWAGIE, ALC
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TroyL@Hertz.ag

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

39.00 Acres, m/l
Iowa County, IA



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FSA/Eff. Crop Acres: 28.43 | CRP Acres: 8.96 | Soil Productivity: 66.60 CSR2

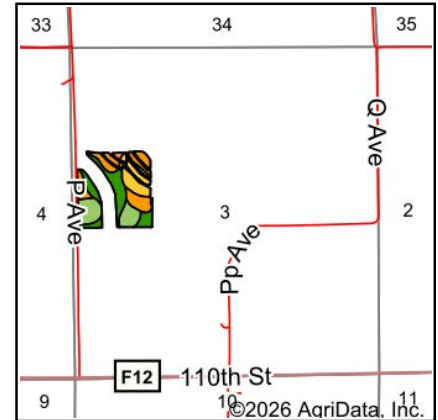


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Soils data provided by USDA and NRCS.













State: **Iowa**
 County: **Iowa**
 Location: **3-81N-10W**
 Township: **Washington**
 Acres: **28.43**
 Date: **5/13/2026**



Maps Provided By



Area Symbol: IA095, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
911B	Colo-Ely complex, 0 to 5 percent slopes	5.97	21.0%		IIw	86
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	4.95	17.4%		IVe	57
663D2	Seaton silt loam, 9 to 14 percent slopes, moderately eroded	4.24	14.9%		IIIe	48
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	3.83	13.5%		IIIe	76
463C2	Fayette silt loam, terrace, 5 to 9 percent slopes, moderately eroded	2.81	9.9%		IIIe	76
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.57	9.0%		IIIe	45
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	1.64	5.8%		IIIe	47
1291	Atterberry silt loam, terrace, 0 to 2 percent slopes	1.49	5.2%		Iw	80
463B	Fayette silt loam, terrace, 2 to 5 percent slopes	0.87	3.1%		IIe	84
428B	Ely silty clay loam, 2 to 5 percent slopes	0.06	0.2%		IIe	88
Weighted Average					2.83	66.6

**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., 1 mile south on 25th Ave. and ¼ mile south on P Ave. The farm is east of the road.

Simple Legal

SW¼ of the NW Fri¼ of Section 3, Township 81 North, Range 10 West of the 5th P.M., Iowa County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$380,250.00
- \$9,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,358.00
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: \$34.82

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 6020, Part of Tract 9837
FSA/Eff. Crop Acres: 28.43
CRP Acres: 8.96
Corn Base Acres: 6.07*
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 a total of 8.96 acres enrolled in a contract that pays \$2,688.00 annually and expires September 30, 2033. Within this contract, 6.50 acres are enrolled as CP-21 and 2.46 acres are CP-15A.

Soil Types/Productivity

Primary soils are Colo-Ely, Downs and Seaton. CSR2 on the FSA/Eff. crop acres is 66.60. 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.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an attractive and well-maintained Iowa County farm with a 66.60 CSR2.

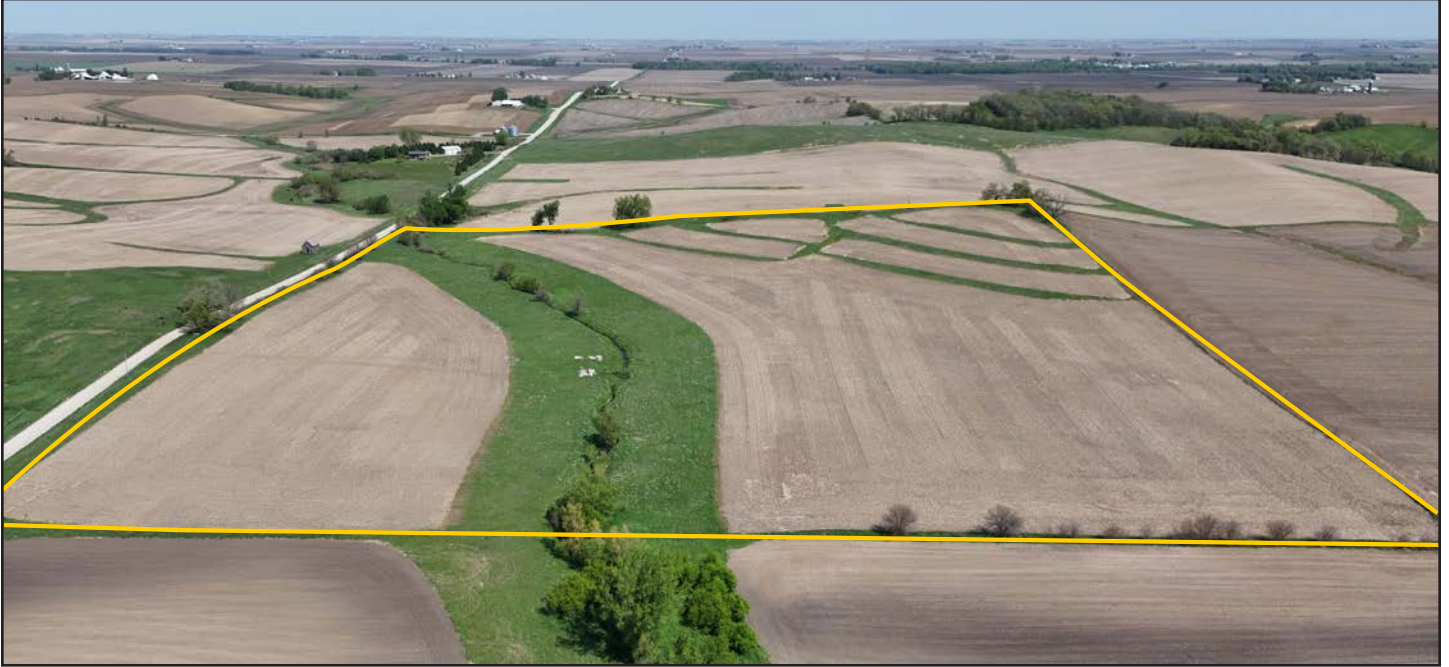
Additional Land for Sale

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



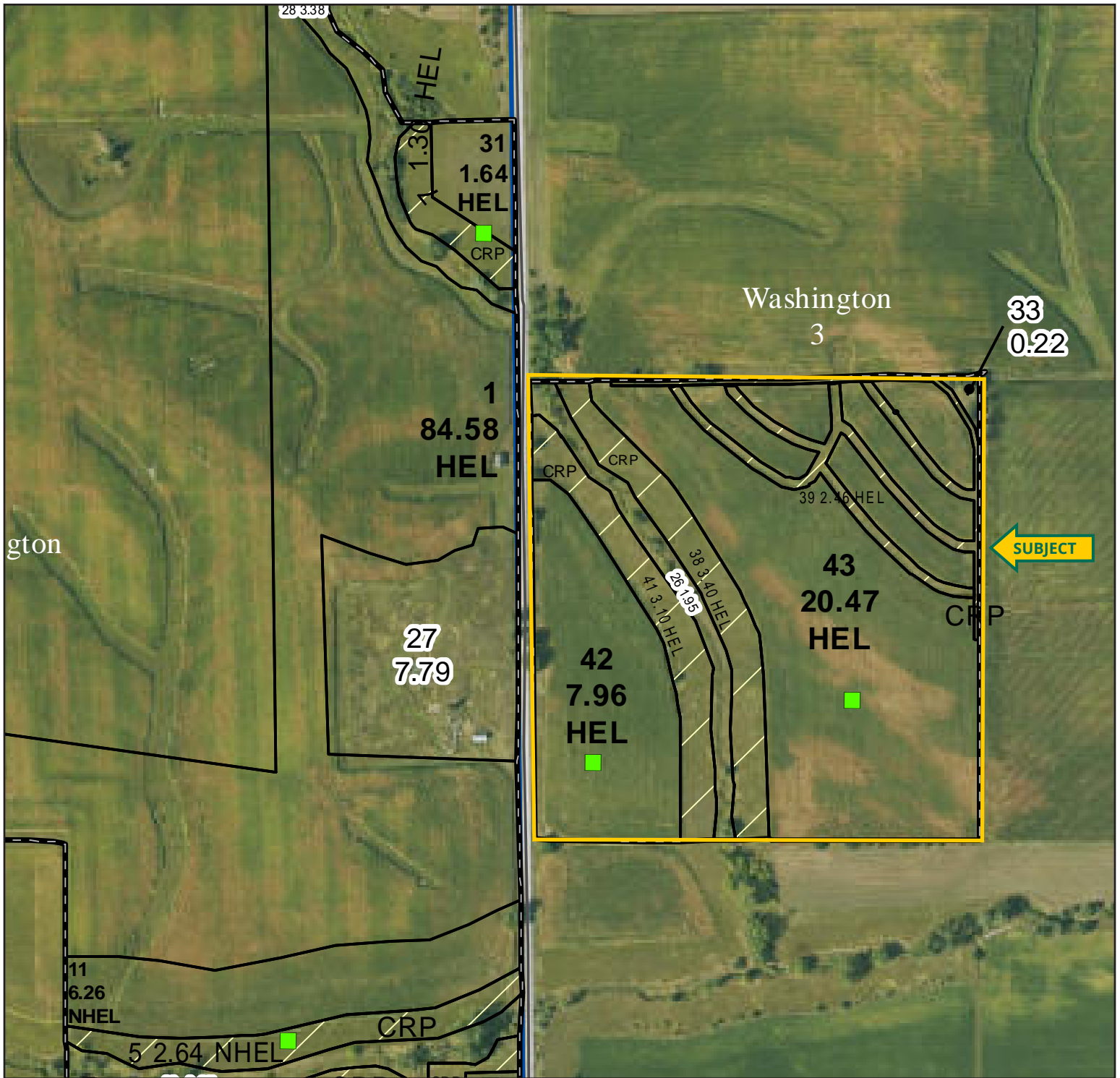
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

South Side Looking North

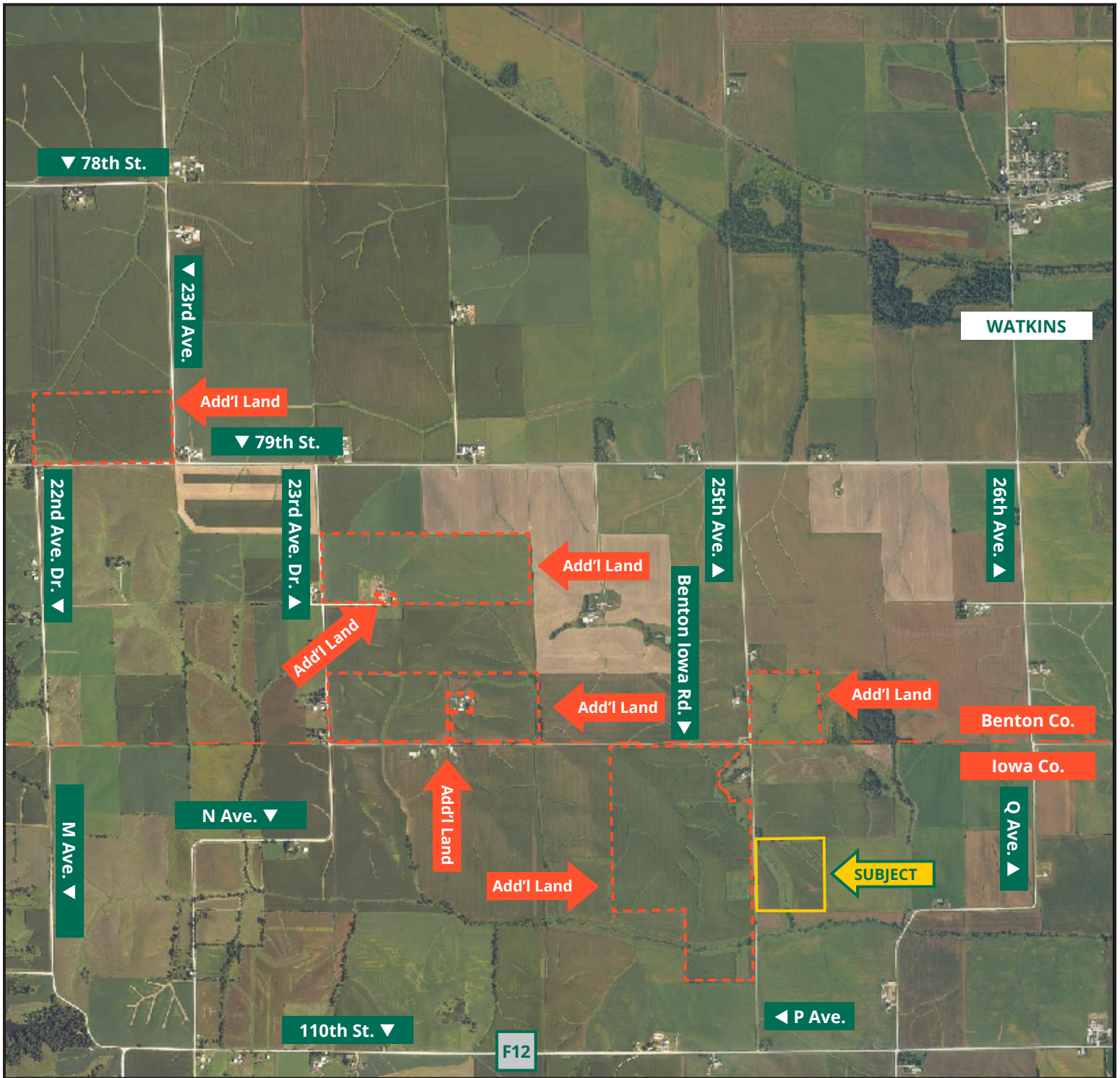


North Side Looking South





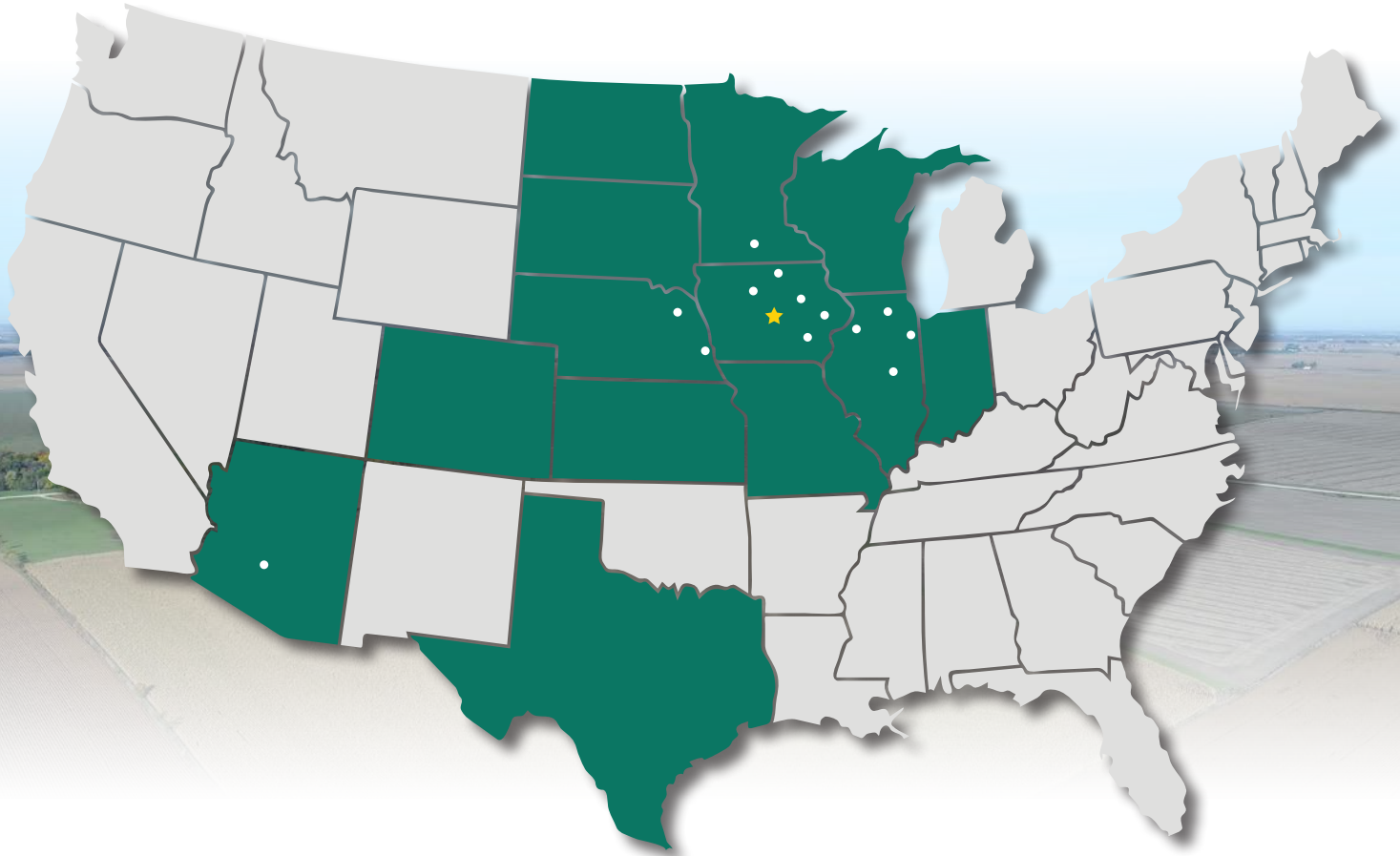




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