

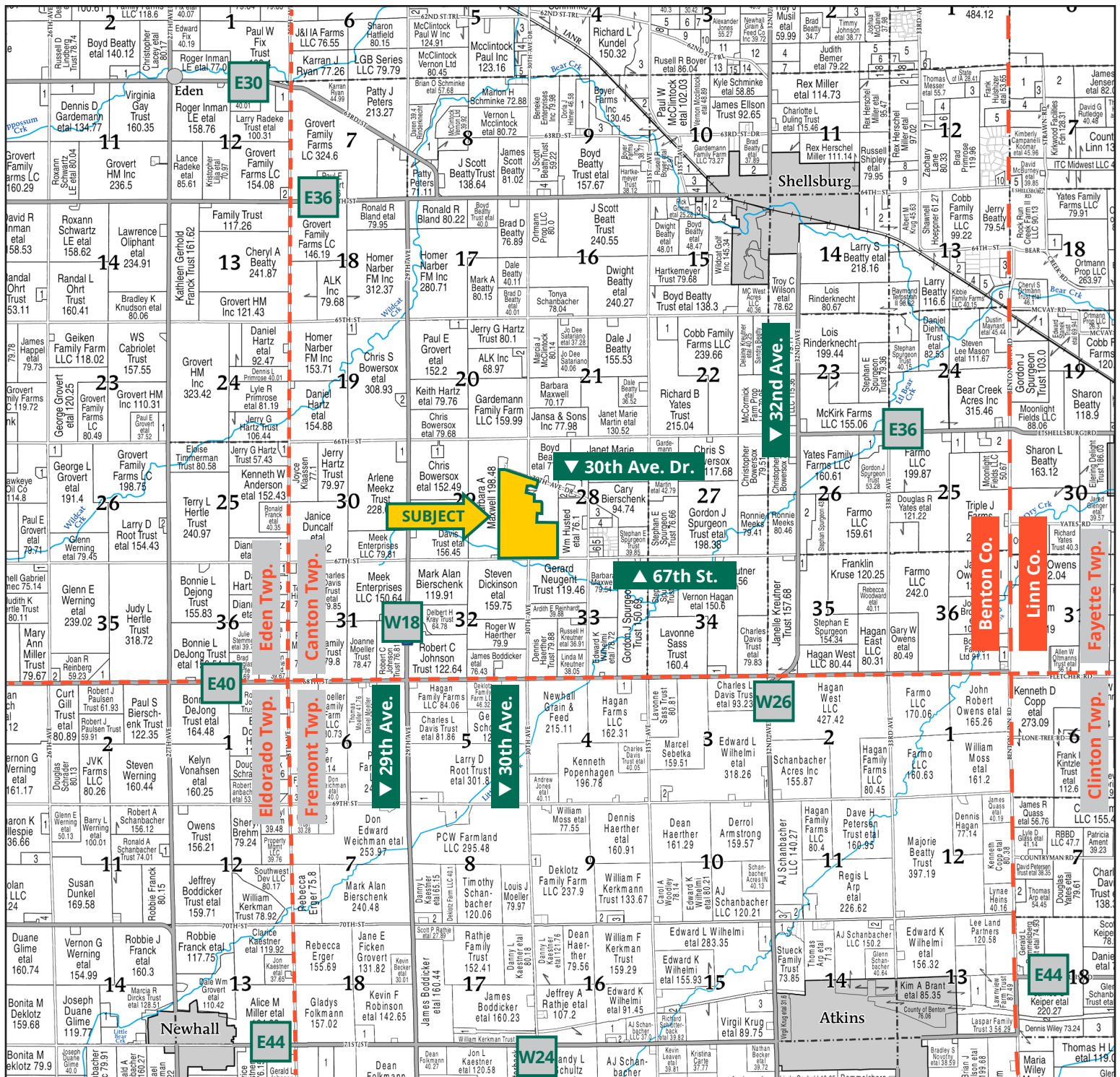
Alden Farm



TROY LOUWAGIE, ALC
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

178.62 Acres, m/I
Benton County, IA

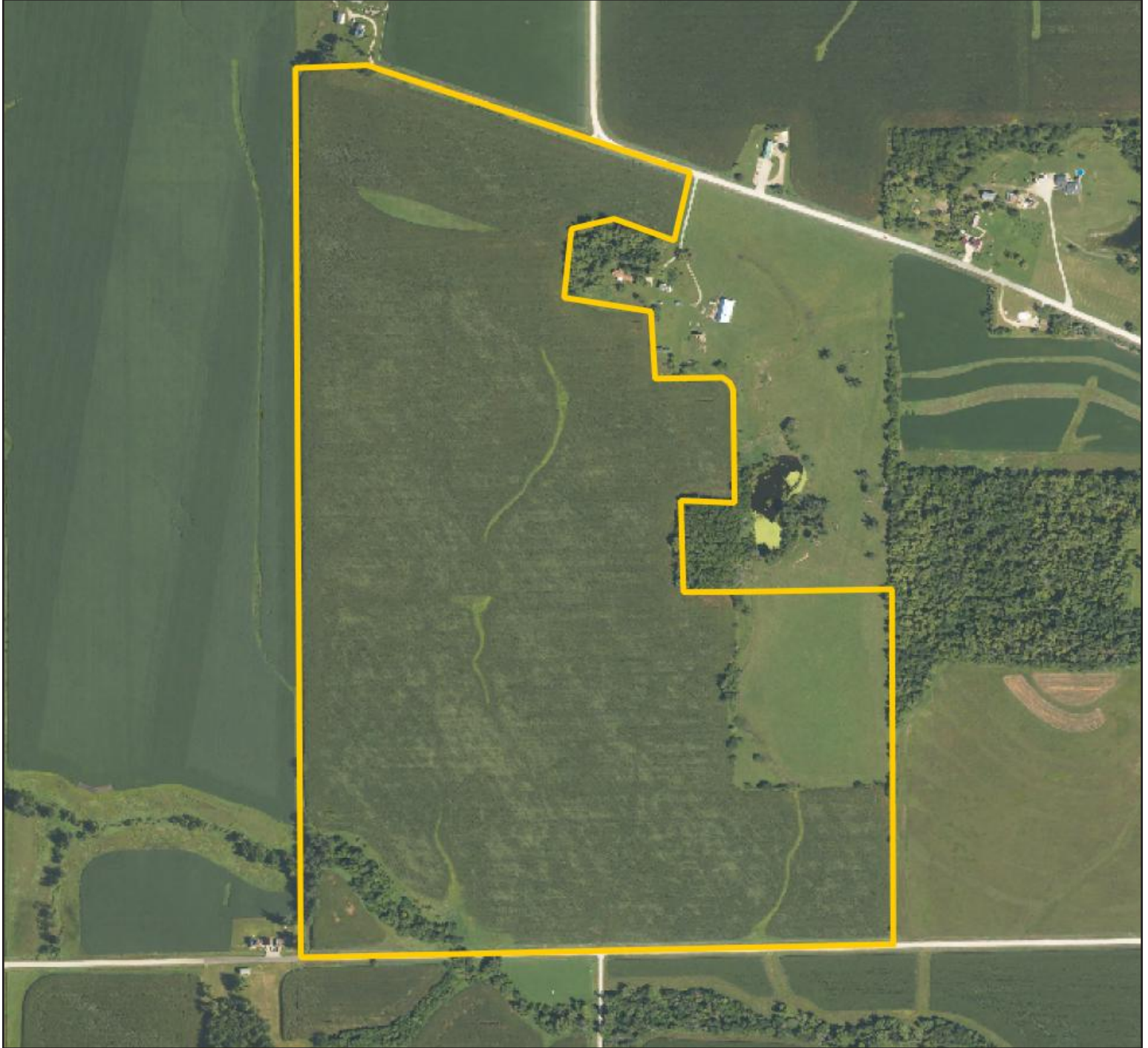


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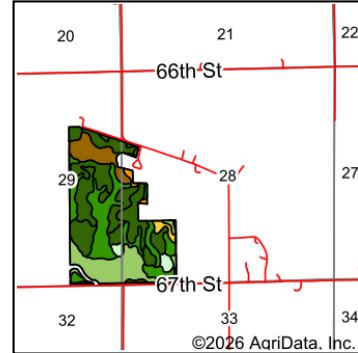
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Est. FSA/Eff. Crop Acres: 171.55 | Soil Productivity: 80.30 CSR2



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State: **Iowa**
 County: **Benton**
 Location: **29-84N-9W**
 Township: **Canton**
 Acres: **171.55**
 Date: **6/24/2026**



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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**
11B	Colo-Ely complex, 0 to 5 percent slopes	37.69	22.0%		IIw	86
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	29.59	17.2%		IIw	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	25.06	14.6%		IIe	94
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	15.71	9.2%		Iw	100
293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	15.67	9.1%		IVe	22
83B	Kenyon loam, 2 to 5 percent slopes	10.53	6.1%		IIe	90
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	9.04	5.3%		IIIe	90
118	Garwin silty clay loam, 0 to 2 percent slopes	6.81	4.0%		IIw	90
1160	Walford silt loam, terrace, 0 to 2 percent slopes	4.59	2.7%		IIw	85
350	Waukegan silt loam, 0 to 2 percent slopes	4.37	2.5%		IIs	60
184B	Klinger silty clay loam, 1 to 4 percent slopes	3.97	2.3%		Iw	95
P162D	Downs silt loam, paha, 9 to 14 percent slopes	2.89	1.7%		IIIe	57
426C	Aredale loam, 5 to 9 percent slopes	1.45	0.8%		IIIe	86
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	1.37	0.8%		IIIe	44
302B	Coggon loam, 2 to 5 percent slopes	1.01	0.6%		IIe	76
83C	Kenyon loam, 5 to 9 percent slopes	0.60	0.3%		IIIe	85
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.48	0.3%		IIe	95
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.45	0.3%		IIIe	45
110C	Lamont fine sandy loam, 5 to 9 percent slopes	0.27	0.2%		IIIe	47
Weighted Average					2.16	80.3

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Shellsburg: 2½ miles south on 32nd Ave. and 2 miles west on 67th St. The property is on the north side of the road.

Simple Legal

That part of the W½ SW¼ and the SW¼ NW¼ of Section 28 and E½ SE¼ and SE¼ NE¼ of Section 29, in Township 84 North, Range 9 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,563,197.00
- \$14,350/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$6,429.00*
Gross Surveyed Acres: 178.62

Net Surveyed Acres: 175.40

Tax per Net Taxable Acre: \$36.65*

**Taxes estimated due to pending survey of property and 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 295, Part of Tract 2070

FSA/Eff. Crop Acres: 171.55*

Corn Base Acres: 76.13*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 76.17*

Bean PLC Yield: 41 Bu.

**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Colo-Ely, Colo and Dinsdale. CSR2 on the estimated FSA/Eff. crop acres is 80.30. 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. Tile maps are not available.

Buildings/Improvements

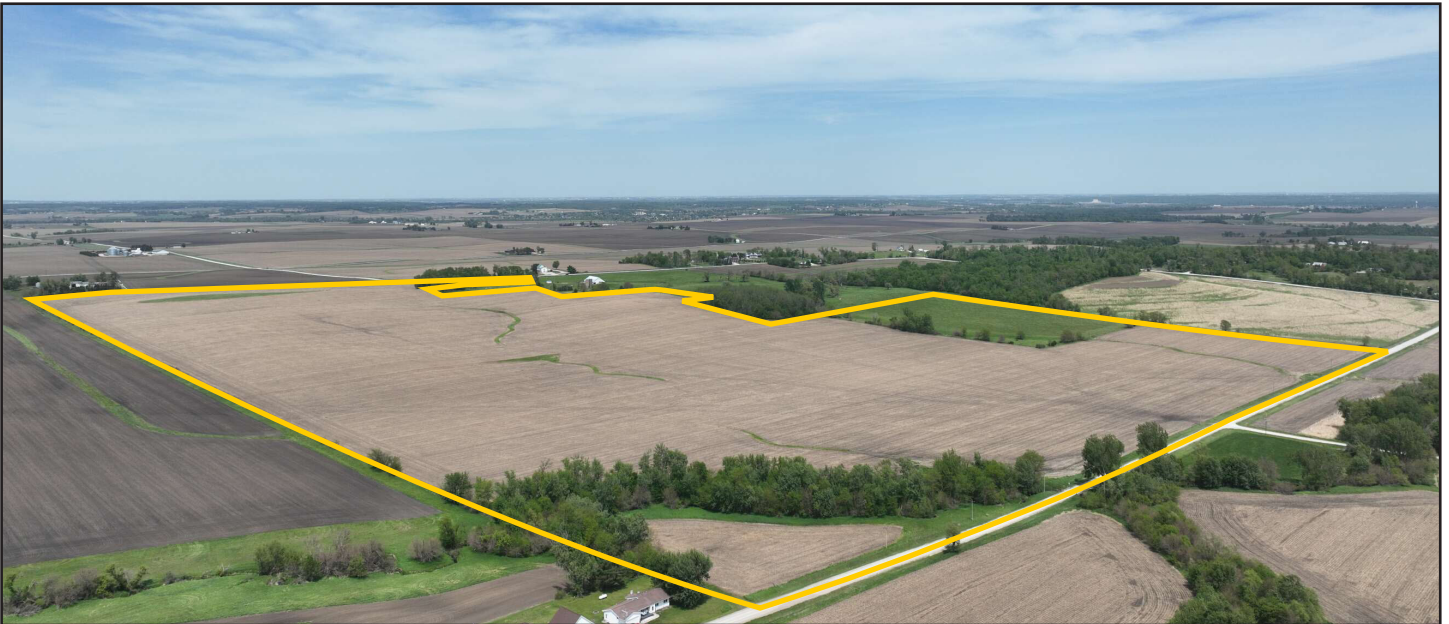
None.

Water & Well Information

None.

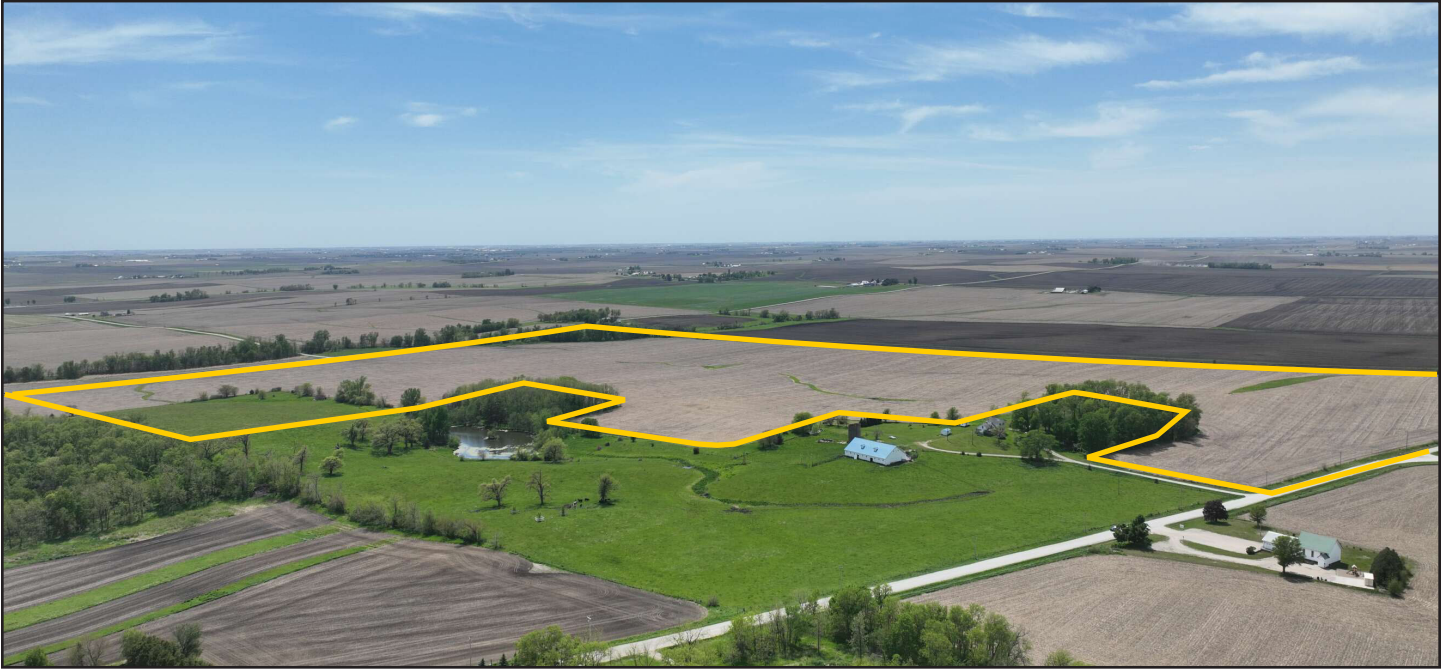
Comments

This is a highly productive Benton County farm with an 80.30 CSR2.

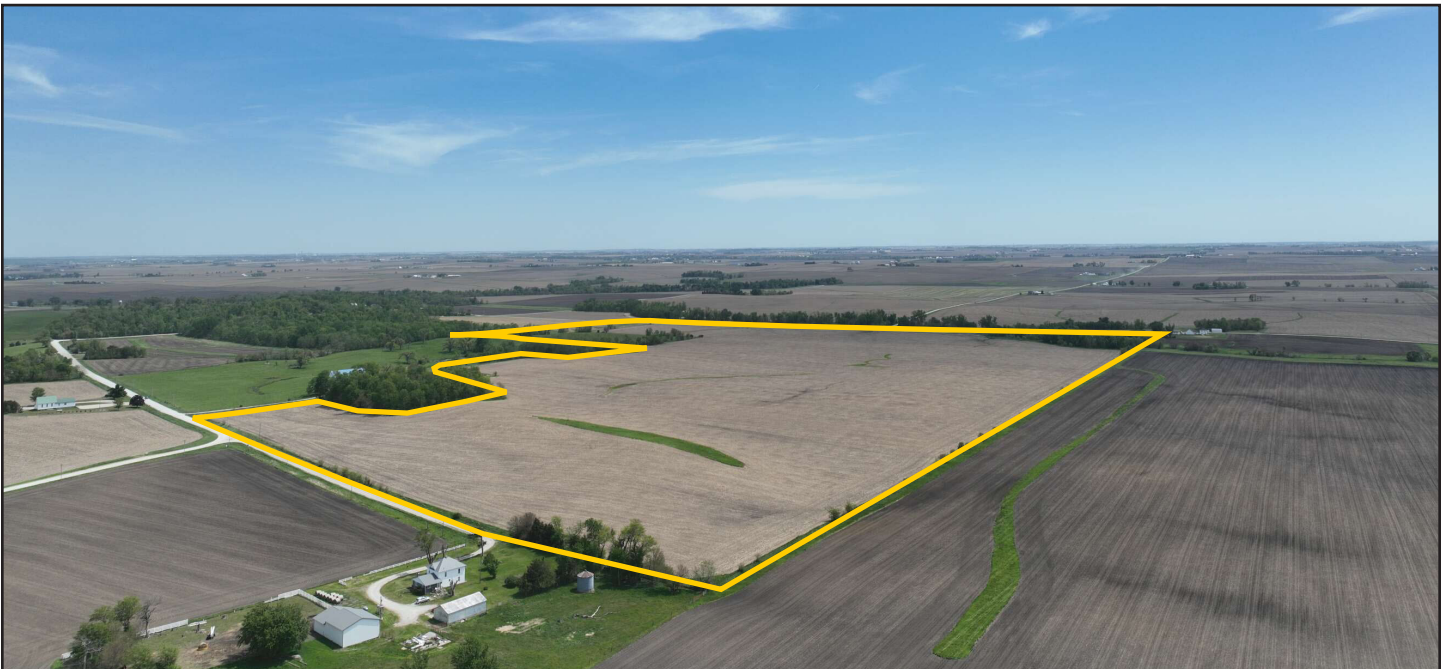


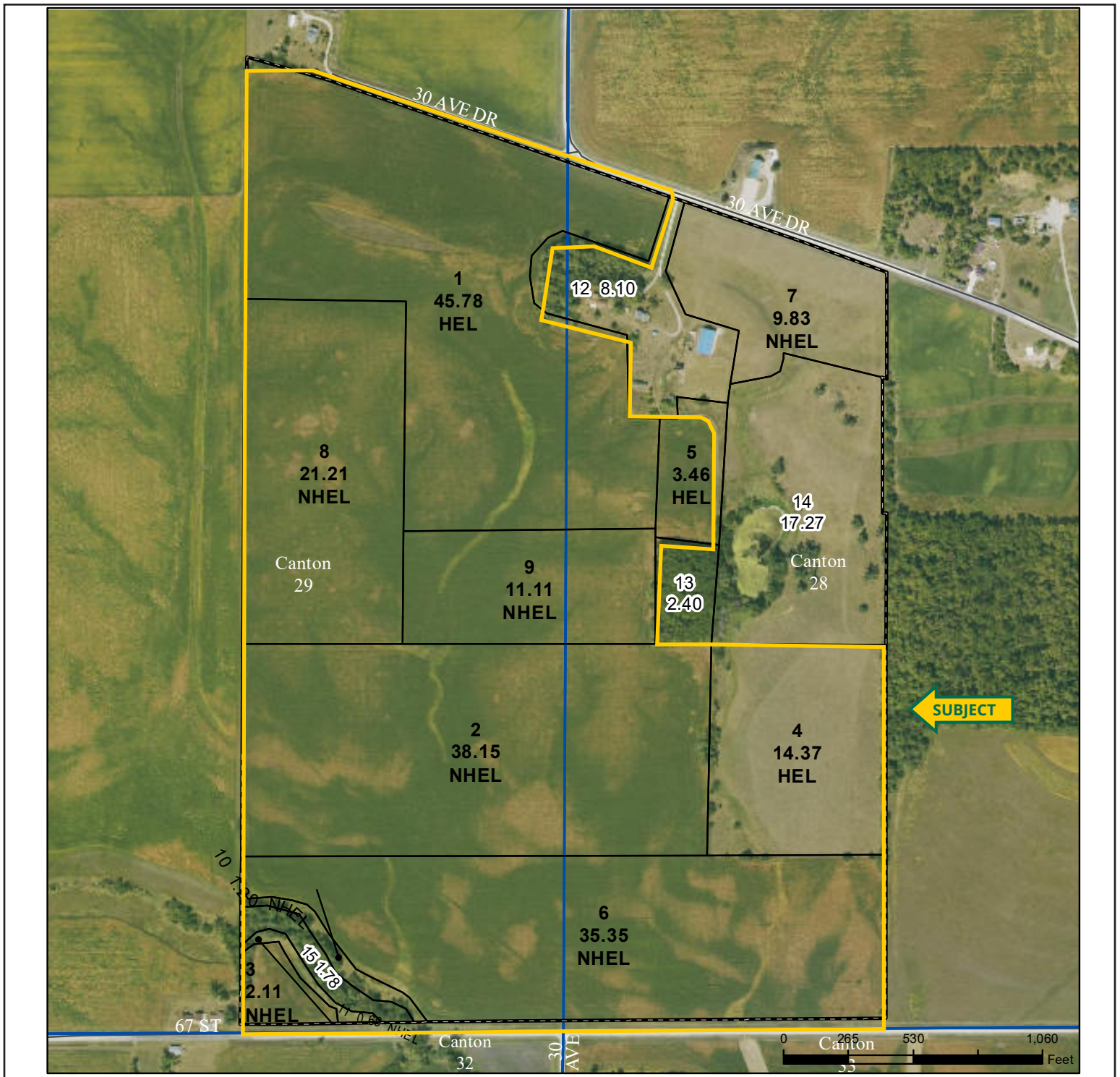
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Northeast Corner Looking Southwest

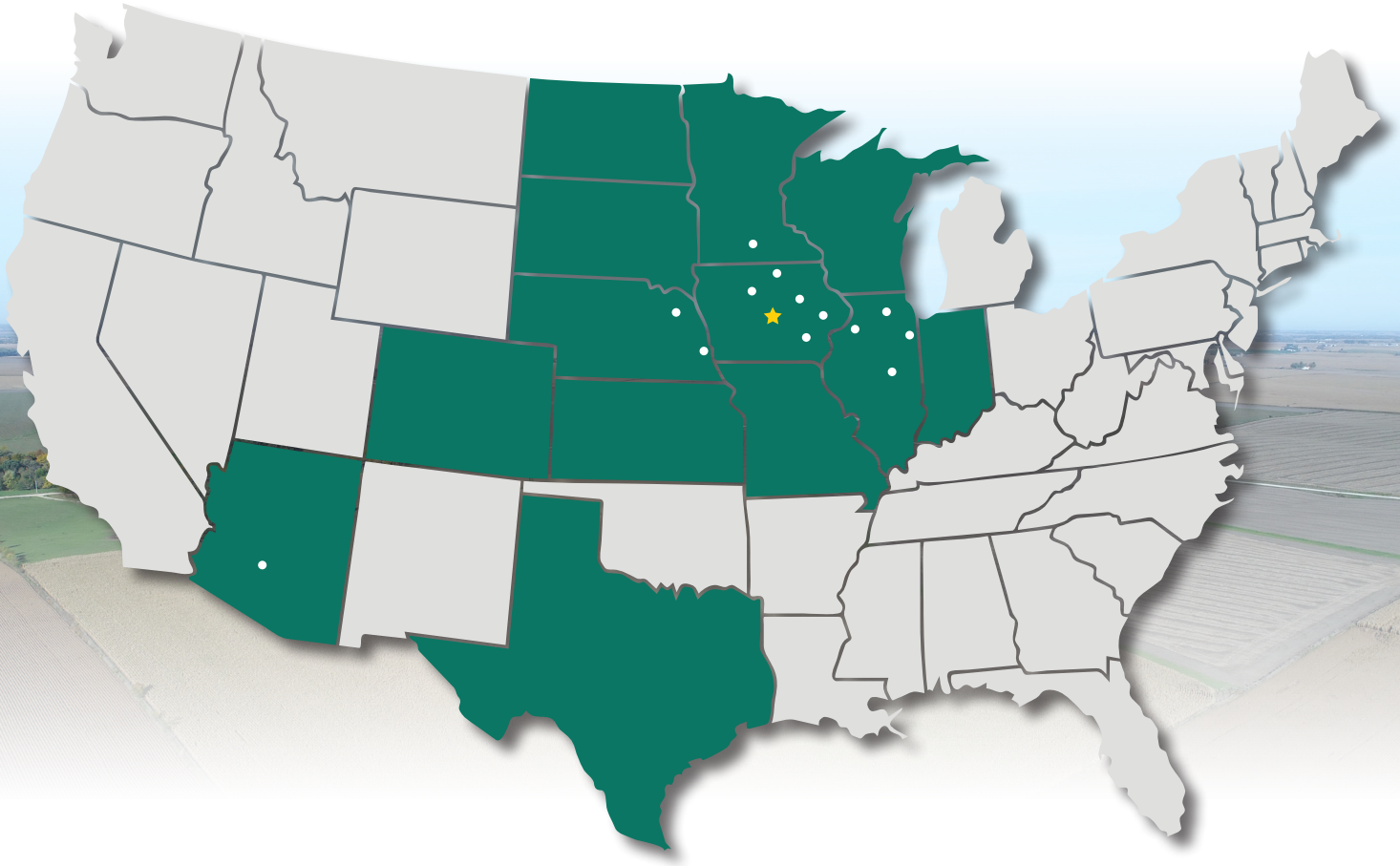


Northwest Corner Looking Southeast





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