



LAND FOR SALE

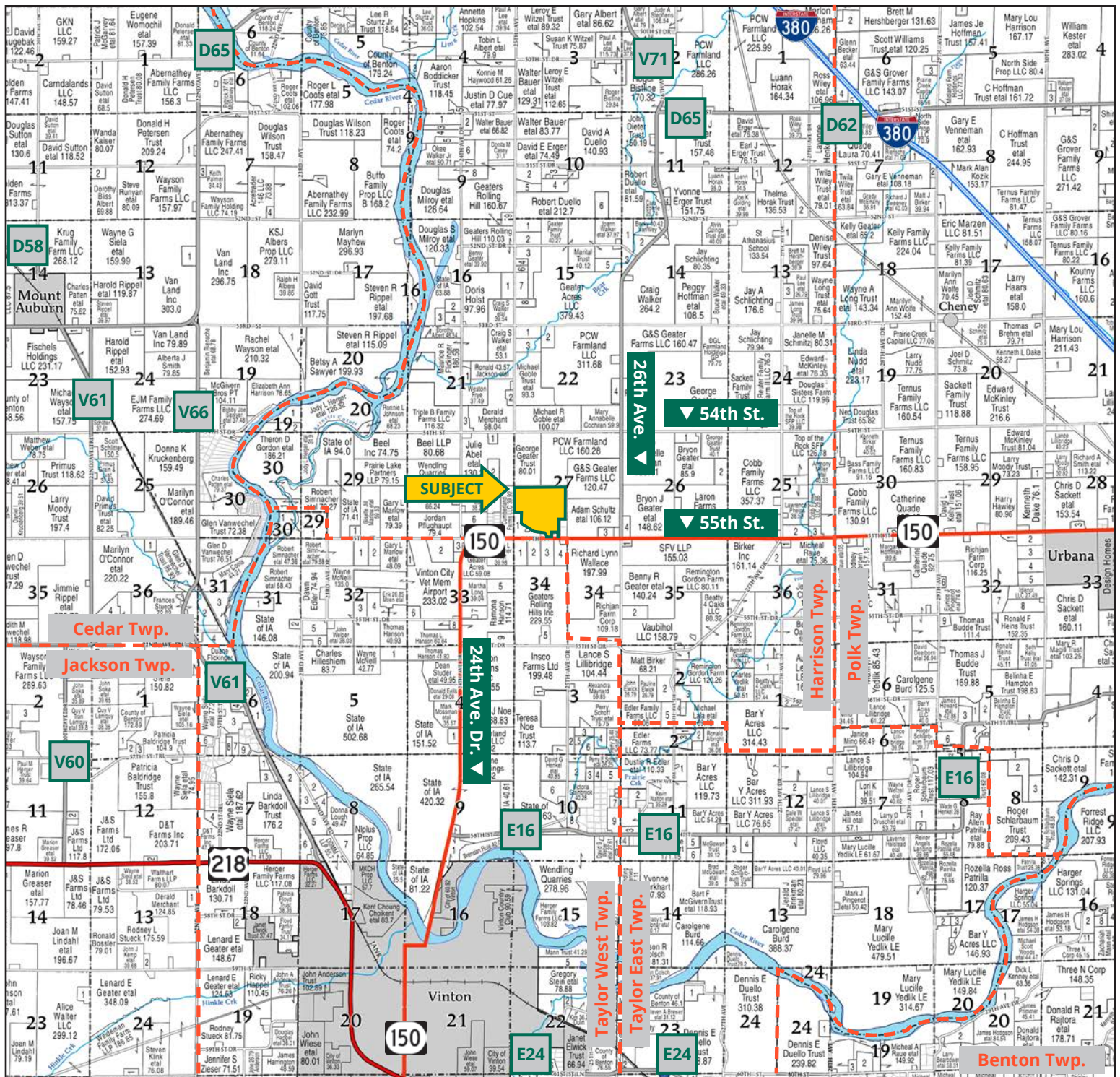
A Nice Benton County Farm Located Off a Hard-Surfaced Road



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

127.44 Acres, m/l
Benton County, IA

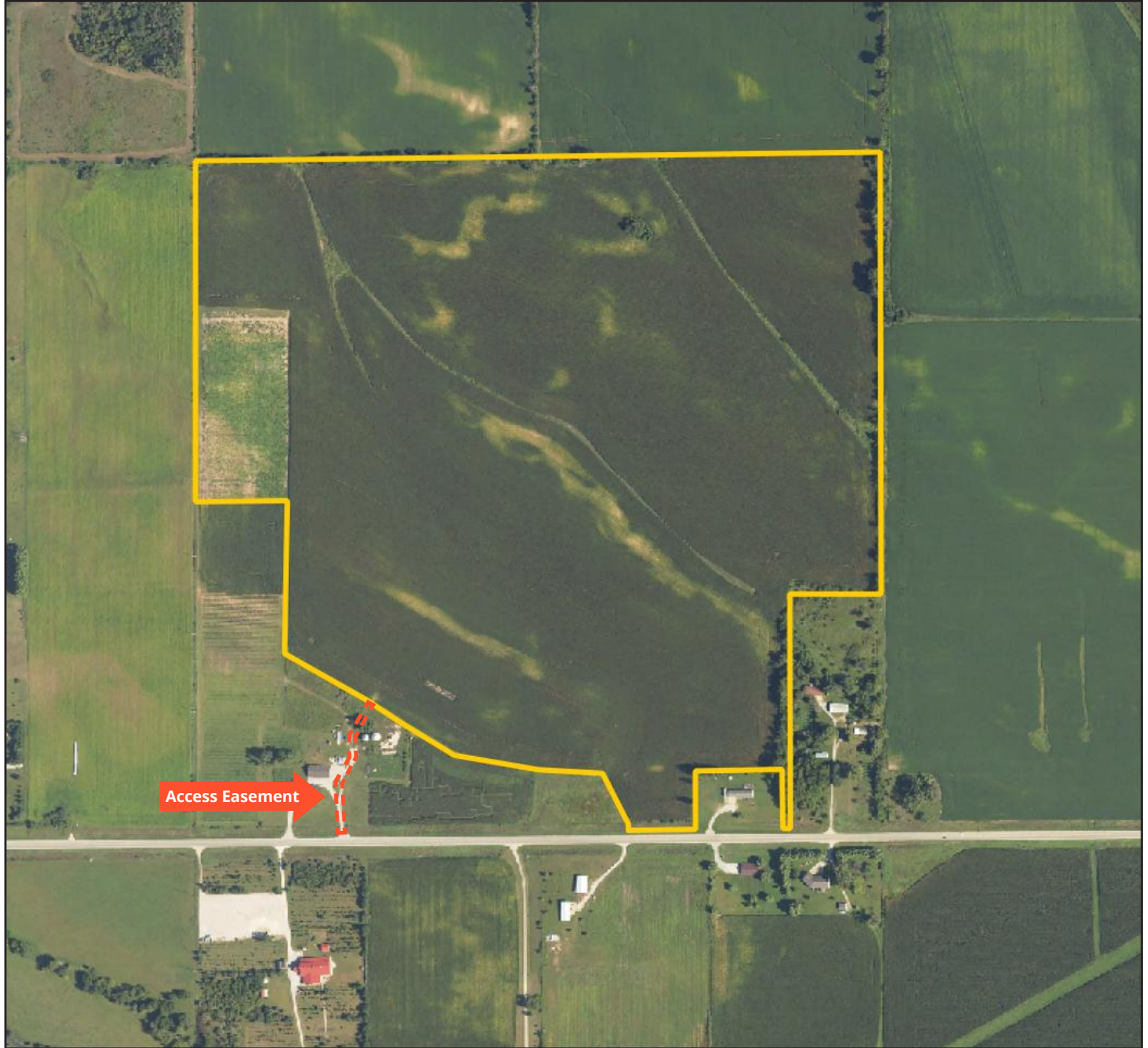


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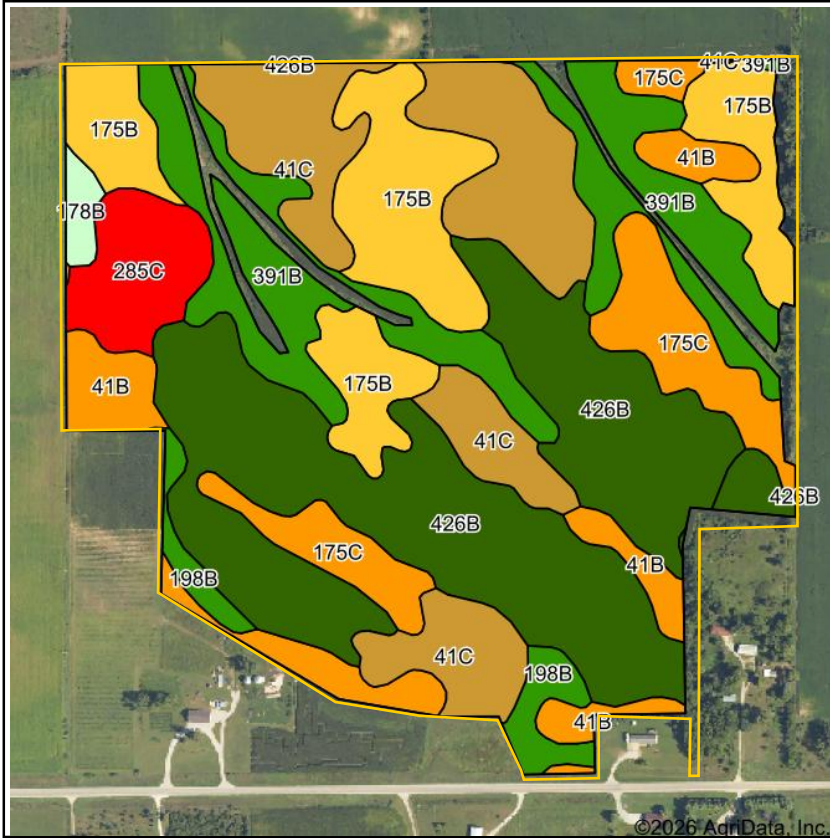
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FSA/Eff. Crop Acres: 123.59 | Soil Productivity: 64.50 CSR2

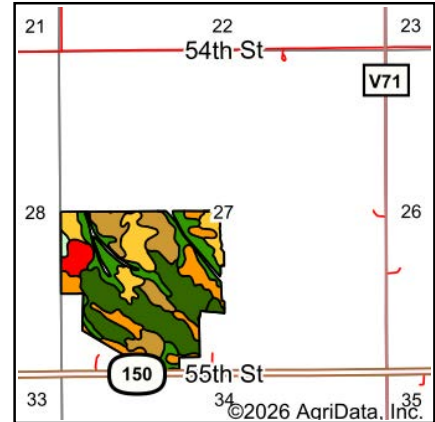


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Benton**
 Location: **27-86N-10W**
 Township: **Harrison**
 Acres: **123.59**
 Date: **9/4/2026**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
426B	Aredale loam, 2 to 5 percent slopes	36.91	29.8%		Ile		91
41C	Sparta loamy sand, 5 to 9 percent slopes	20.86	16.9%		IVs	Ile	37
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	18.73	15.2%		IIIe		50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.25	14.8%		IIw		87
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	9.52	7.7%		IIIe		45
41B	Sparta loamy sand, 2 to 5 percent slopes	8.72	7.1%		IVs	Ile	42
285C	Burkhardt sandy loam, 2 to 9 percent slopes	5.23	4.2%		IVe	Ile	13
198B	Floyd loam, 1 to 4 percent slopes	3.20	2.6%		IIw		89
83B	Kenyon loam, 2 to 5 percent slopes	1.15	0.9%		Ile		90
178B	Waukee loam, 2 to 5 percent slopes	1.02	0.8%		IIs		64
Weighted Average					2.79	*.	64.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Urbana: 4½ miles west on IA-150/55th St. The property is located on the north side of the road.

Simple Legal

That part of the SW¼ of Section 27, Township 86 North, Range 10 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,178,820.00
- \$9,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$3,897.00*
Net Taxable Acres: 127.44*
Tax per Net Taxable Acre: \$30.58*

**Taxes estimated pending tax parcel split. Benton County Treasurer/Assessor will determine final tax figures.*

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 9697, Tract 13044
FSA/Eff. Crop Acres: 104.36
Corn Base Acres: 99.16
Corn PLC Yield: 140 Bu.
Bean Base Acres: 1.82
Bean PLC Yield: 40 Bu.

Farm 9697, Tract 13044
FSA/Eff. Crop Acres: 19.23
Corn Base Acres: 18.27
Corn PLC Yield: 140 Bu.
Bean Base Acres: 0.34
Bean PLC Yield: 40 Bu.

Soil Types/Productivity

Primary soils are Aredale, Sparta and Dickinson. CSR2 on the FSA/Eff. crop acres is 64.50. 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 level to gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Access Easement

Access to the farm is provided by a 24'-wide ingress/egress easement over the driveway of the property to the southwest.

Comments

This nice Benton County farm is located off of a hard-surfaced road.



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.

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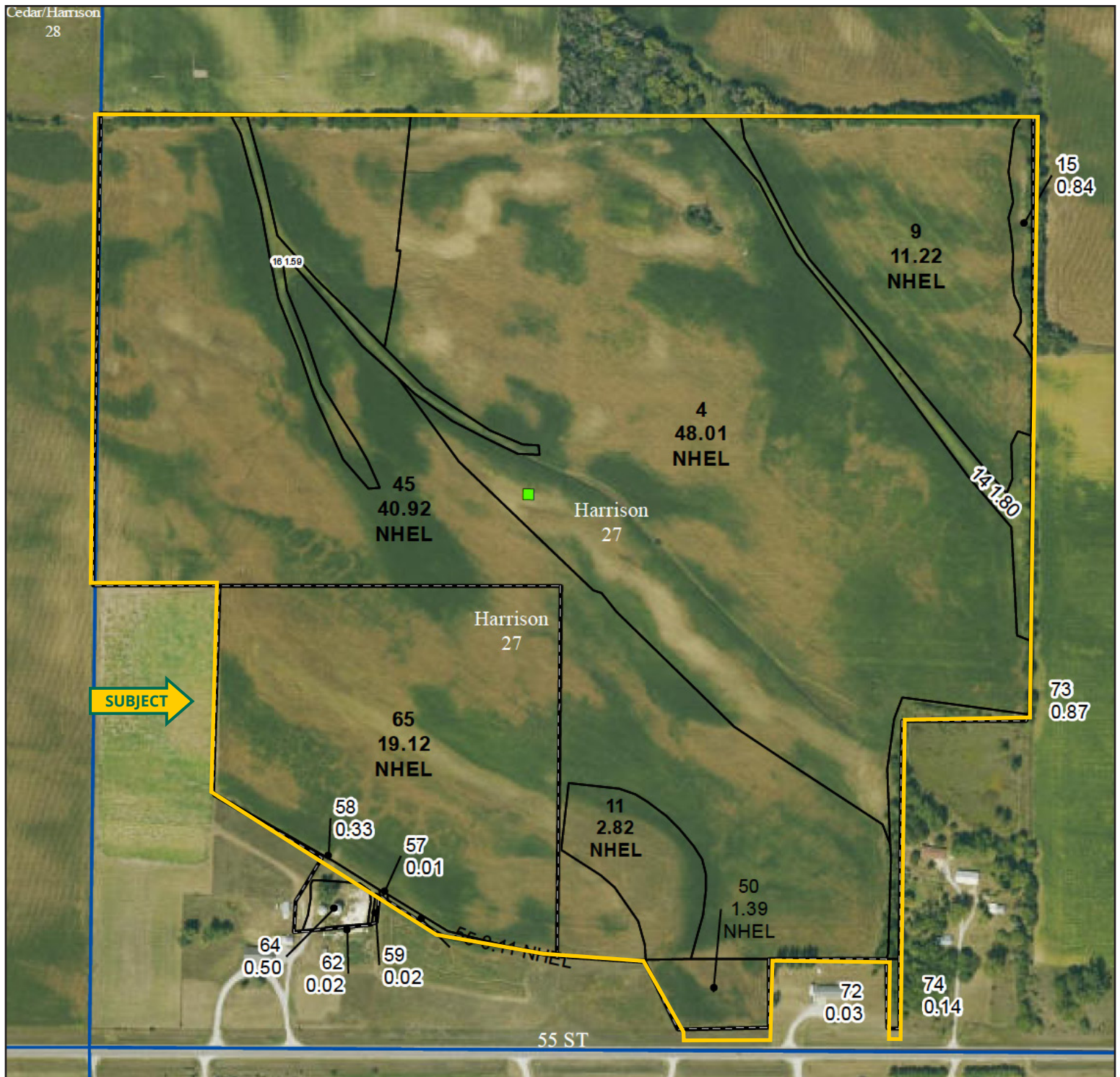
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Southwest Corner Looking Northeast

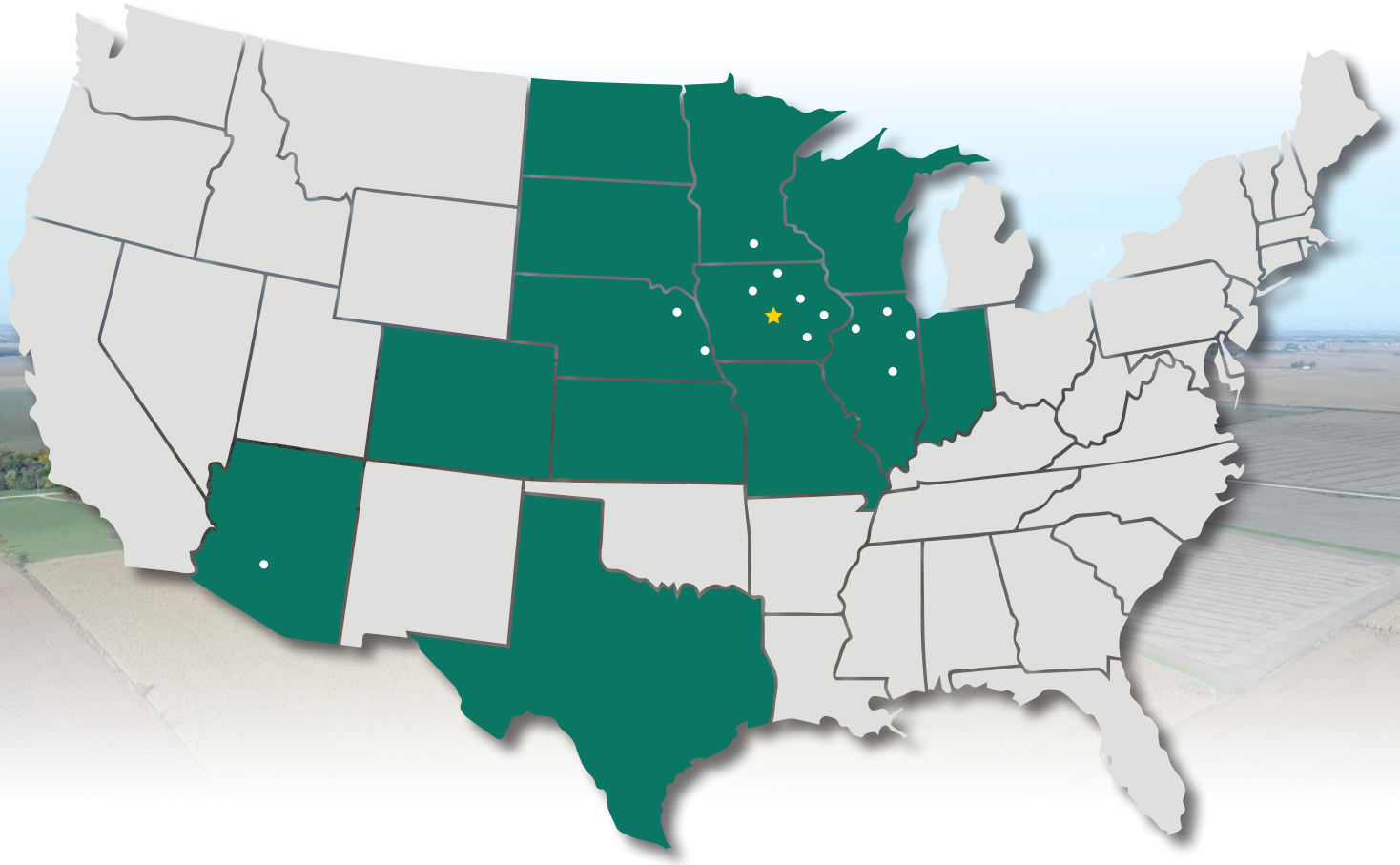


Southeast Corner Looking Northwest





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