

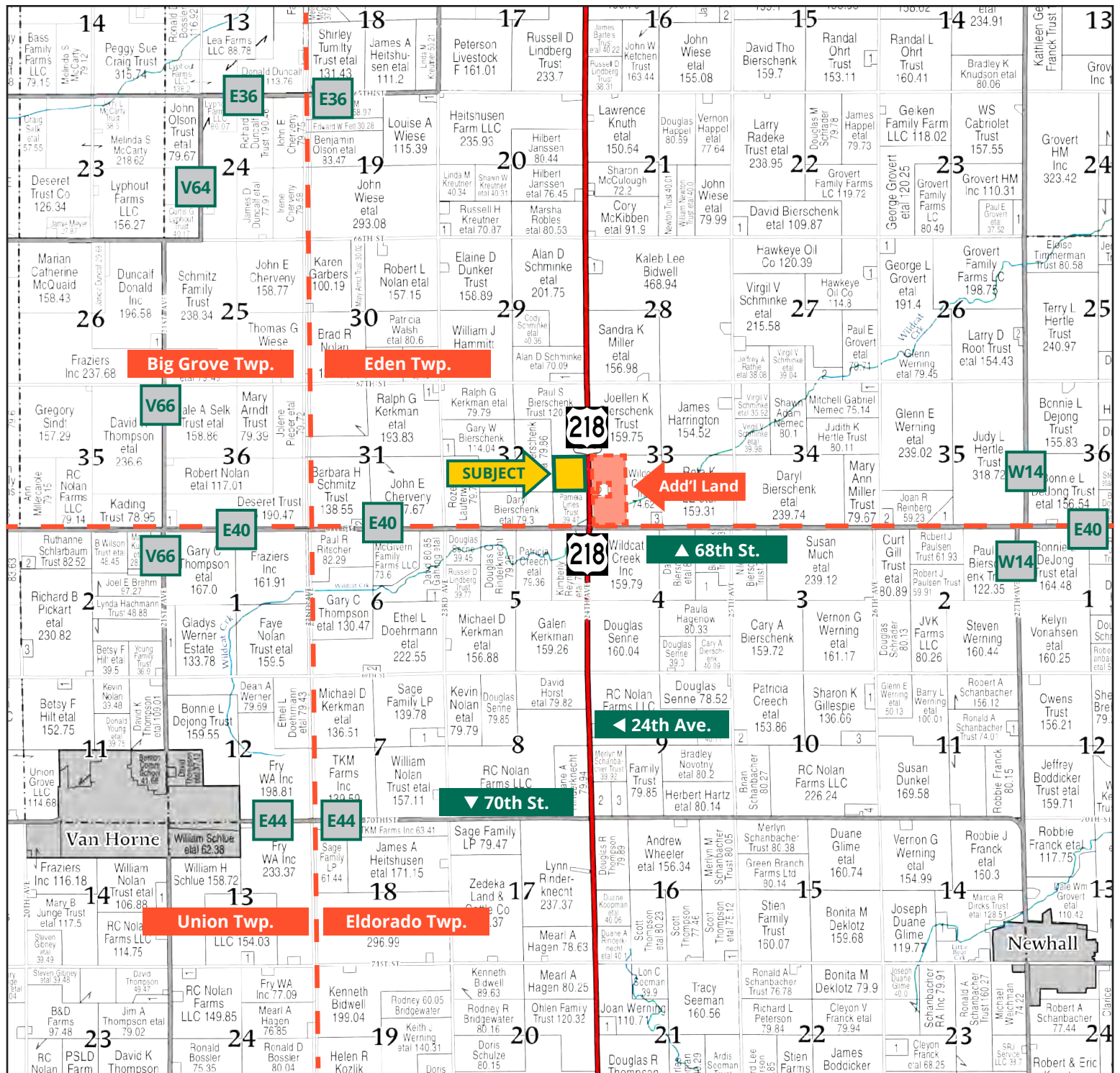
Donna M. Schminke Revocable Trust



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Cedar Falls, IA 50613-1105 | www.Hertz.ag

40.00 Acres, m/I
Benton County, IA



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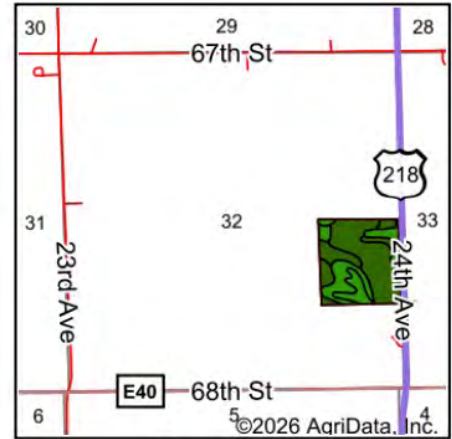
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FSA/Eff. Crop Acres: 38.18 | Soil Productivity: 90.60 CSR2



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State: Iowa
 County: Benton
 Location: 32-84N-10W
 Township: Eden
 Acres: 38.18
 Date: 9/14/2026



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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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**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.84	52.0%		Ile	94
11B	Colo-Ely complex, 0 to 5 percent slopes	6.12	16.0%		IIlw	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	5.65	14.8%		IIIle	84
83B	Kenyon loam, 2 to 5 percent slopes	3.18	8.3%		Ile	90
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.34	3.5%		IIIle	90
83C	Kenyon loam, 5 to 9 percent slopes	1.03	2.7%		IIIle	85
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.94	2.5%		Ile	95
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	0.08	0.2%		Iw	100
Weighted Average					2.21	90.6

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Van Horne: Go east on 70th St. / Co. Rd. E44 for 2.6 miles and then north on US Route 218 / 24th Ave. for 2.4 miles. Property is located on the west side of the road.

Simple Legal

NE¼ SE¼ of Section 32, Township 84 North, Range 10 West of the 5th P.M., Benton Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$686,000
- \$17,150/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2026 - 2027: \$1,480.00
Gross Acres: 40.00
Net Taxable Acres: 38.20
Tax per Net Taxable Acre: \$38.74

Lease Status

Open lease for the 2027 crop year.

FSA Data

Farm Number 9054, Part of Tract 7246
FSA/Eff. Crop Acres: 38.18
Corn Base Acres: 38.18*
Corn PLC Yield: 154 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Dinsdale, Colo-Ely, and Kenyon. CSR2 on the FSA/Eff. crop acres is 90.60. 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

Nearly level to moderately sloping.

Drainage

Some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Manure Rights

There are manure rights on this property until January 1, 2030. Contact agent for details.

Disclaimer

Property is subject to a right of first refusal. Contact agent for details.

Comments

Highly tillable and highly productive Benton County farm with a 90.60 CSR2.

Additional Land for Sale

Seller has an additional tract of land for sale located 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.

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Southeast looking Northwest



Southwest looking Northeast



Northwest looking Southeast



Northeast looking Southwest





GEAR MAP | Farm 9054 | Tract 7246 | PY 2026

Benton County, Iowa



Common Land Unit

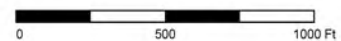
- Field Boundary
- Subfield Boundary
- - - Tract Boundary
- - - Farm Boundary
- \\ Non-Cropland
- \\ CRP

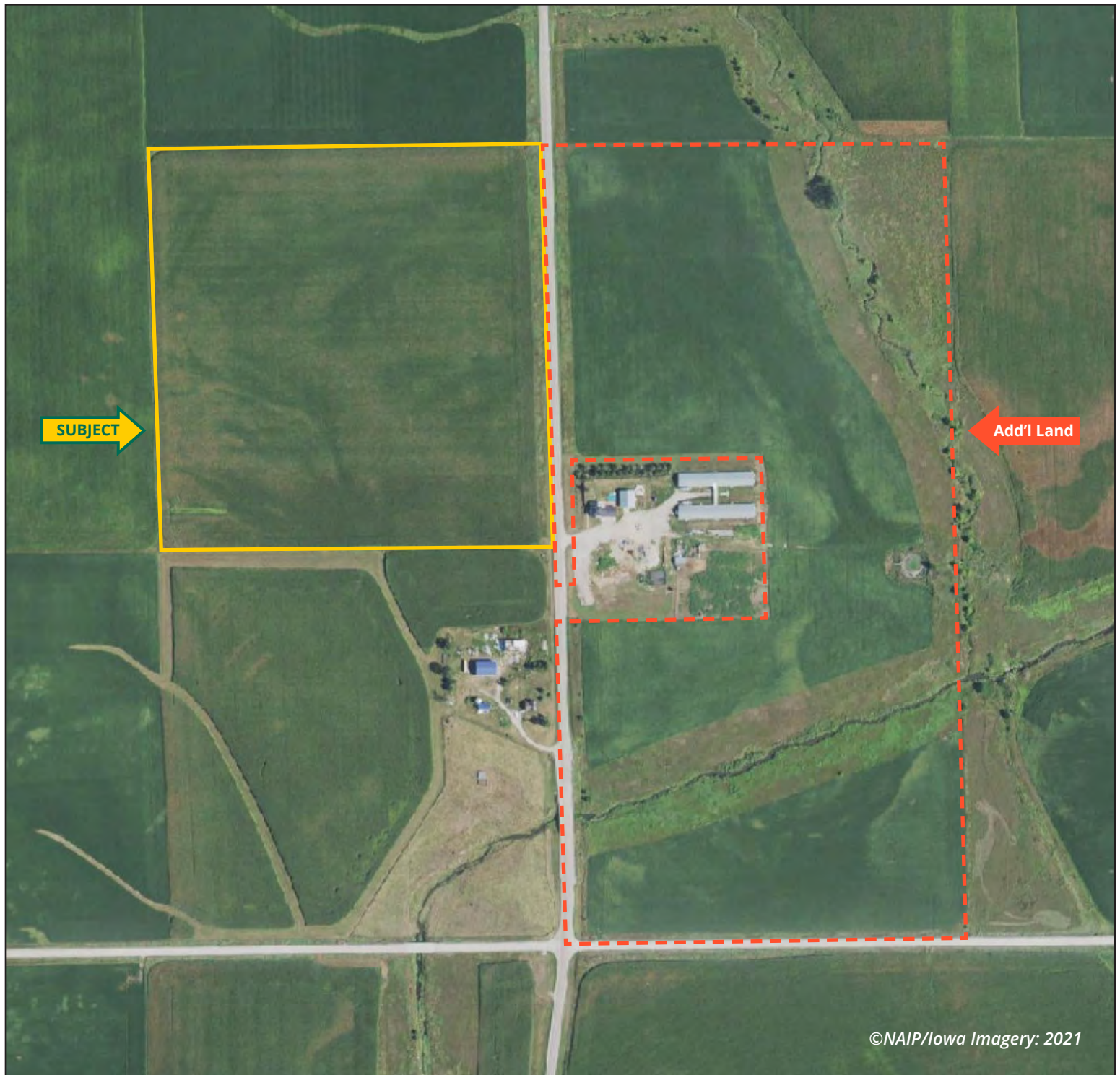
Wetland Determination

- Ⓢ Restricted Use
- Ⓢ Limited Restrictions
- Ⓢ Exempt from Conservation Compliance Provisions

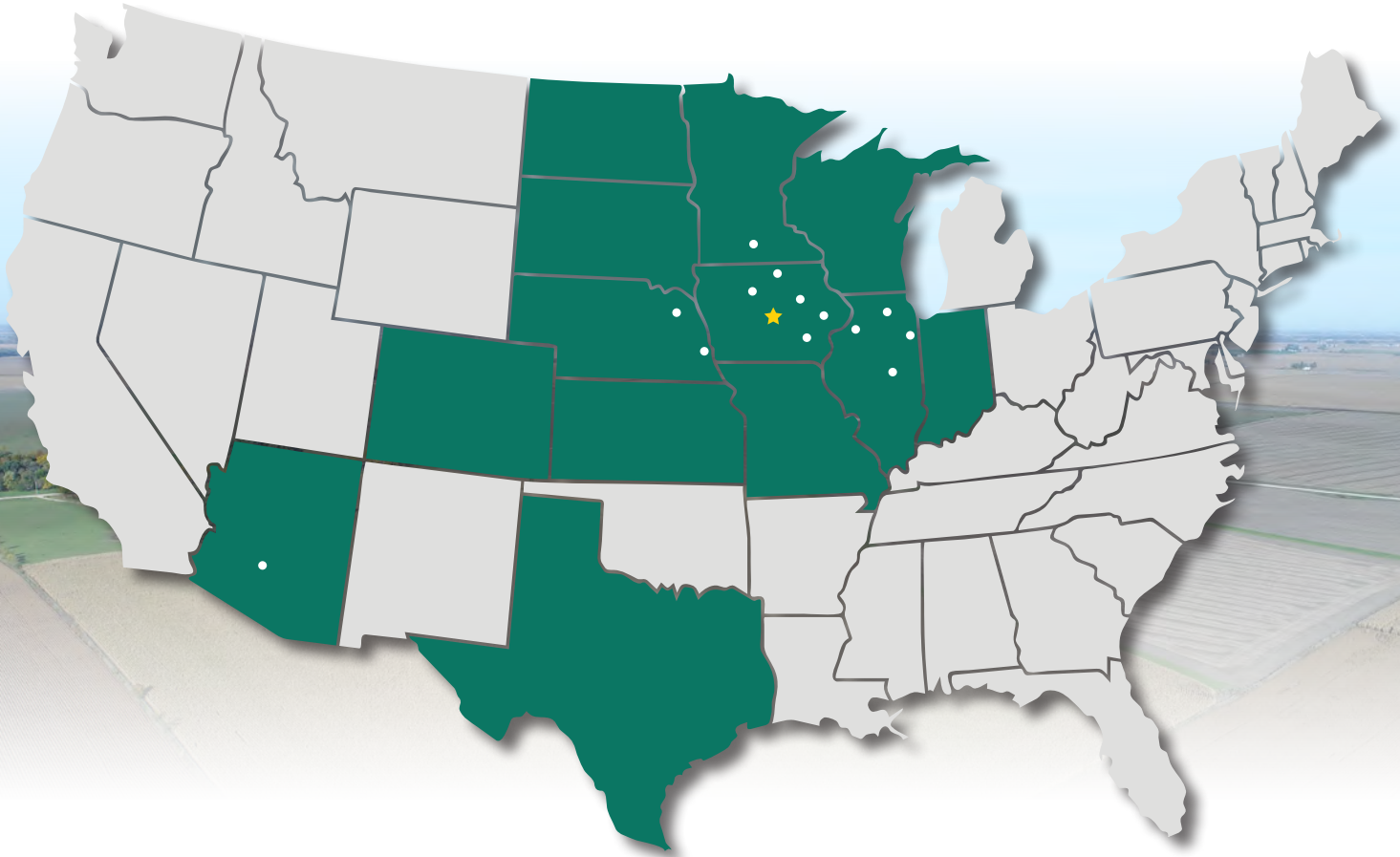
2026 Program Year

Phy Cnty: Benton





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