Hertz Real Estate Services

LAND FOR SALE

Donna M. Schminke Revocable Trust



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

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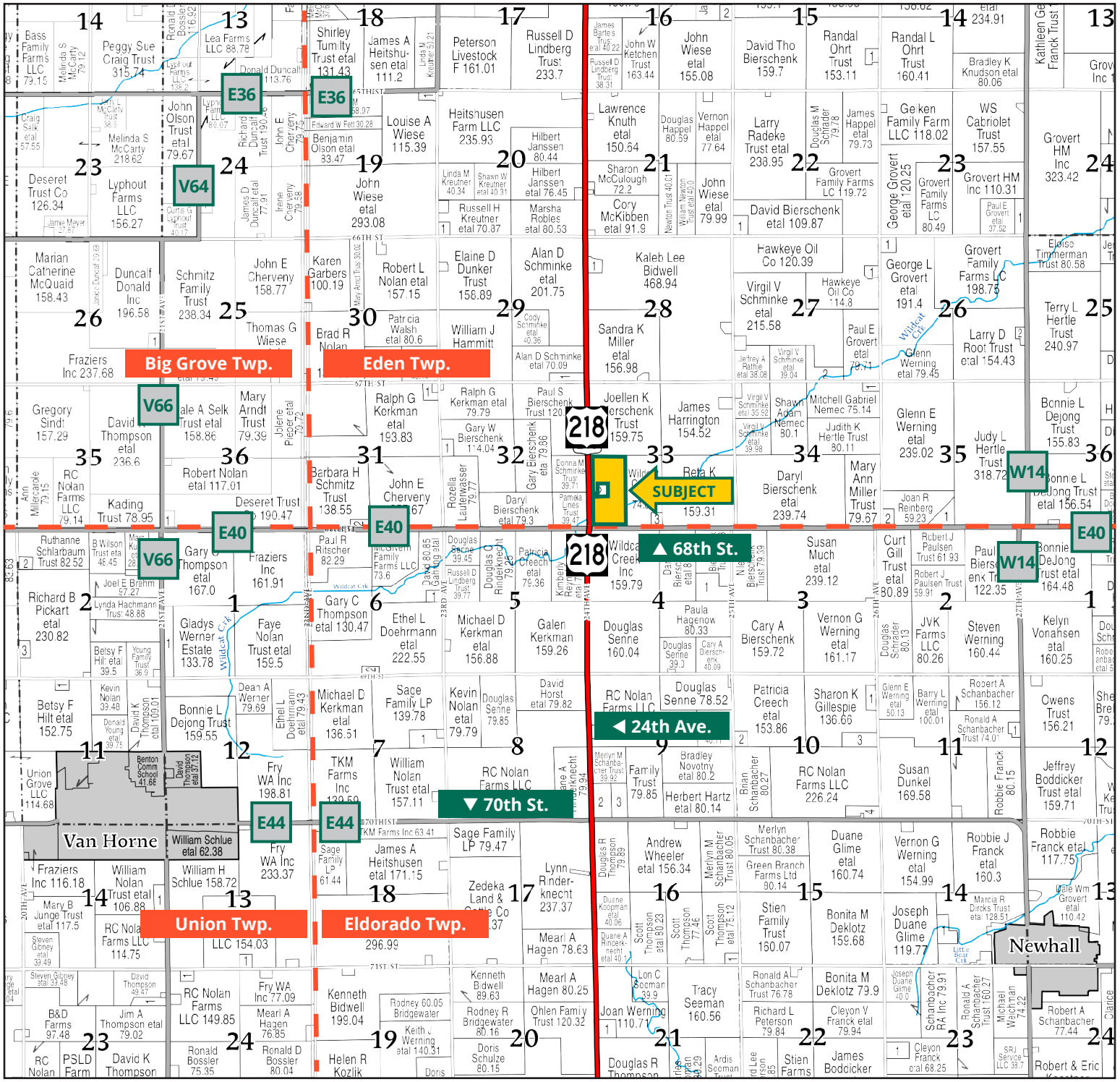
72.22 Acres, m/l
Benton County, IA

PLAT MAP

Eden Township, Benton County, IA



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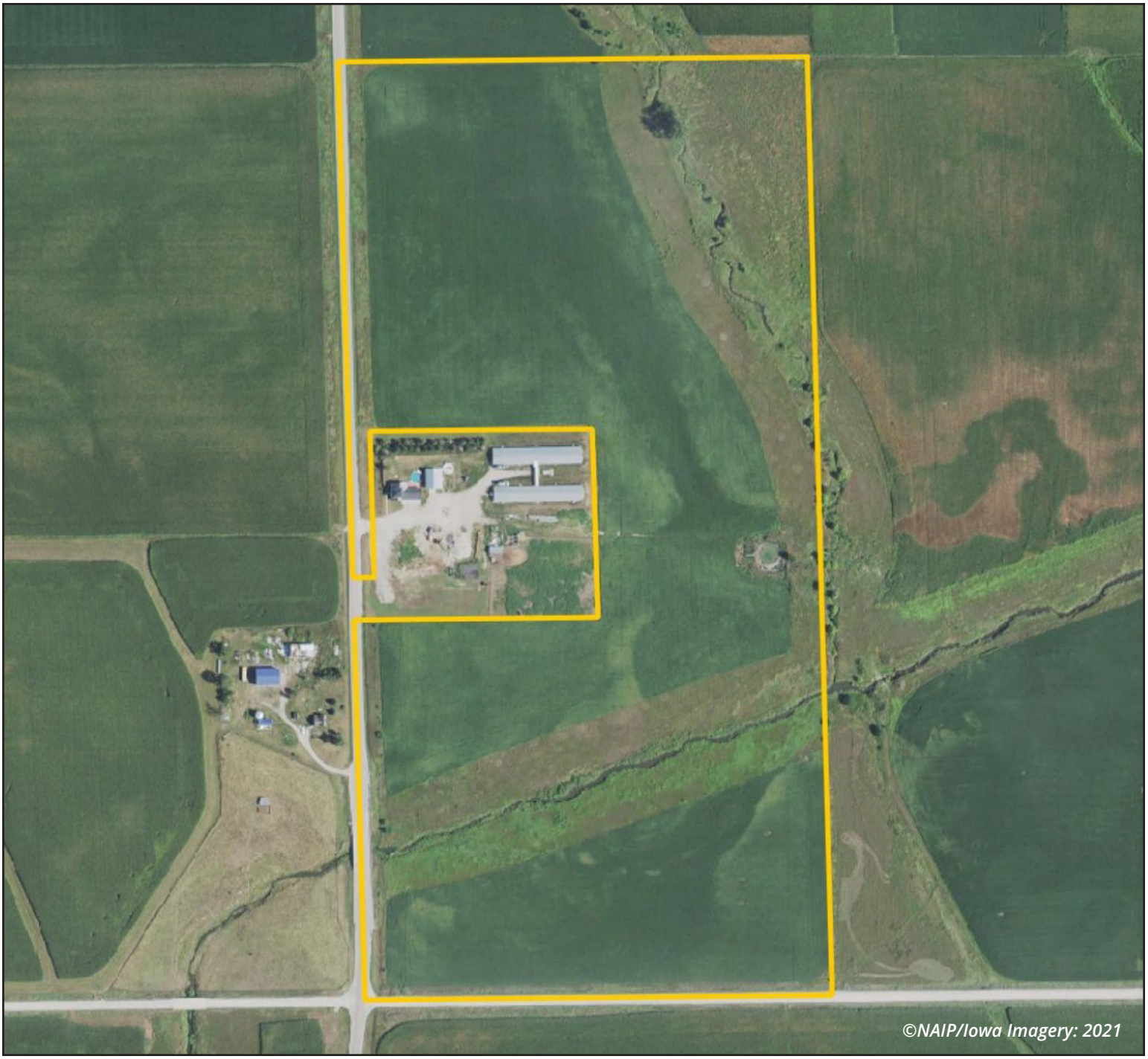
AERIAL PHOTO

72.22 Acres, m/l, Benton County, IA

FSA/Eff. Crop Acres: 63.81 | Soil Productivity: 77.90 CSR2



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SOIL MAP

63.81 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **33-84N-10W**
Township: **Eden**
Acres: **63.81**
Date: **9/14/2026**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA011, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	28.38	44.4%		IIw	78
350B	Waukegan silt loam, 2 to 5 percent slopes	7.28	11.4%		IIe	55
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.27	11.4%		IIe	94
428B	Ely silty clay loam, 2 to 5 percent slopes	5.60	8.8%		IIe	88
119B	Muscatine silty clay loam, 2 to 5 percent slopes	3.61	5.7%		IIe	95
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	3.52	5.5%		IIs	59
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	2.09	3.3%		Iw	100
177B	Saude loam, 2 to 5 percent slopes	1.79	2.8%		IIs	55
11B	Colo-Ely complex, 0 to 5 percent slopes	1.50	2.4%		IIw	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.37	2.1%		IIIe	84
178B	Waukee loam, 2 to 5 percent slopes	1.06	1.7%		IIs	64
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	0.19	0.3%		IIIe	61
W	Water	0.15	0.2%			0
				Weighted Average	*-	**77.9**

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PROPERTY INFORMATION

72.22 Acres, m/l, Benton County, IA

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 2.1 miles. Property is located on the east side of the road.

Simple Legal
W½ SW¼, except parcels A, B, C, and D, all in of Section 33, Township 84 North, Range 10 West of the 5th P.M., Benton Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
PRICE REDUCED!
- ~~$830,530~~ $751,088
- ~~$11,500/acre~~ $10,400/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: $2,198.00
Gross Acres: 72.22
Net Taxable Acres: 67.72
Tax per Net Taxable Acre: $32.46

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 9054, Part of Tract 7246
FSA/Eff. Crop Acres: 63.81
Corn Base Acres: 47.14*
Corn PLC Yield: 154 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

CRP Contracts
There are 16.67 acres that were previously enrolled in a CRP contract. The CRP contract has since been terminated, and these 16.67 acres will be available for farming in 2027. See FSA map for reference.

Soil Types/Productivity
Primary soils are Colo, Waukegan, and Dinsdale. CSR2 on the FSA/Eff. crop acres is 77.90. 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. Contact agent for tile maps.

Buildings/Improvements
None.

Water & Well Information
None. Wildcat Creek cuts through the property.

Manure Rights & Easement
Property contains a maintenance easement for the lagoon and manure handling system on the property. There are manure rights on this property until January 1, 2030. Contact agent for details.

Comments
Highly productive Benton County farm with a 77.90 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.

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Southeast looking Northwest



Southwest looking Northeast



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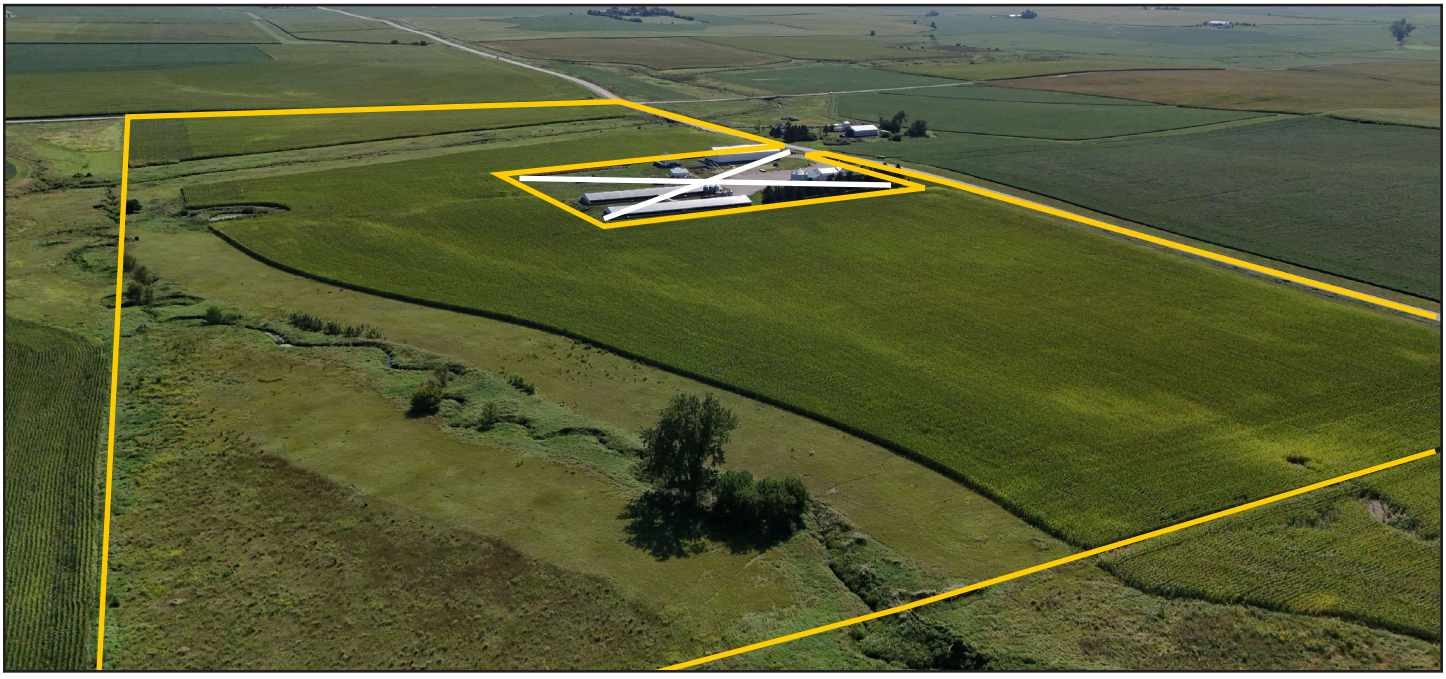
Northwest looking Southeast



Northeast looking Southwest



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FSA MAP

63.81 FSA/Eff. Crop Acres

USDA **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

0 500 1000 Ft

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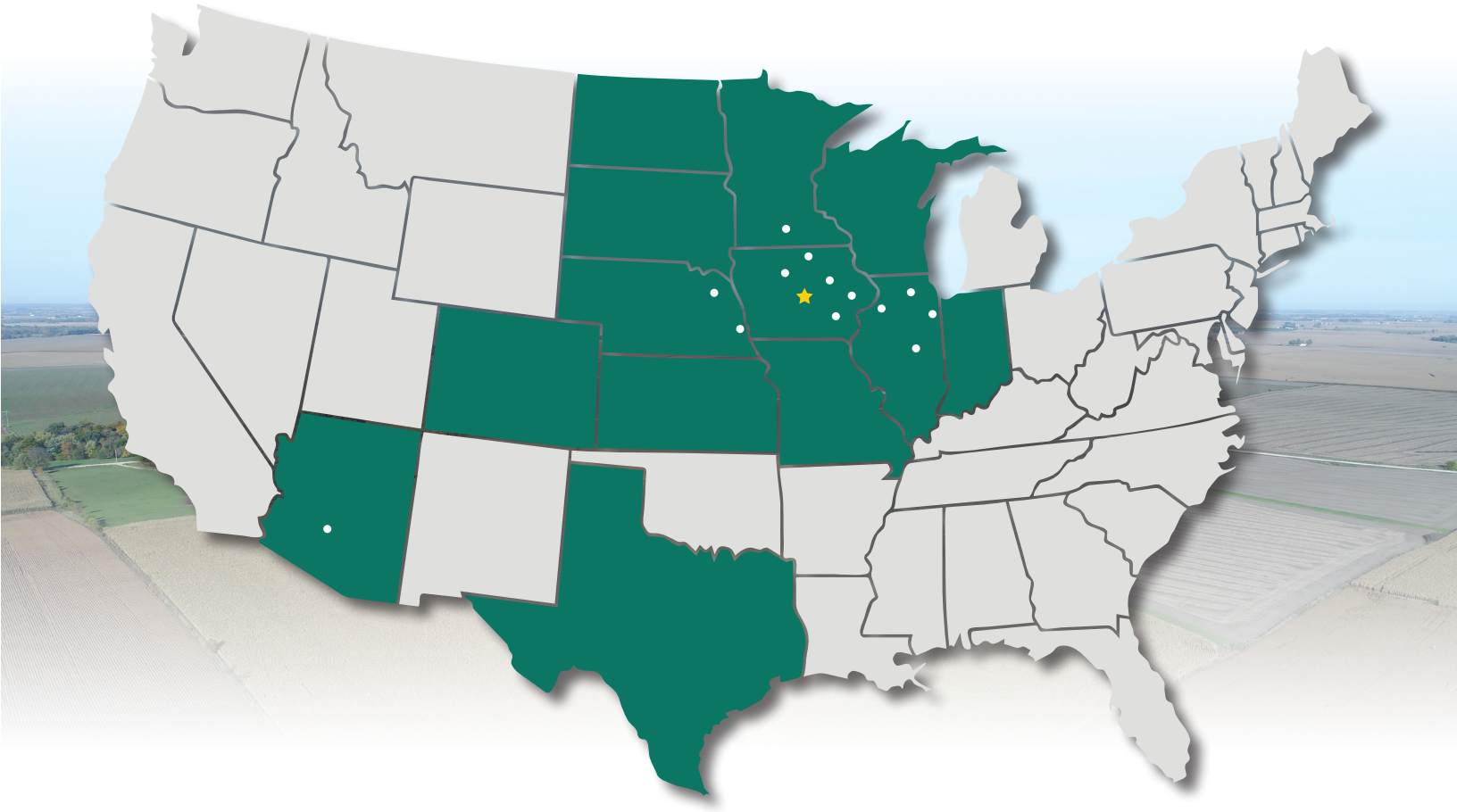
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions

Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

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