



LAND FOR SALE

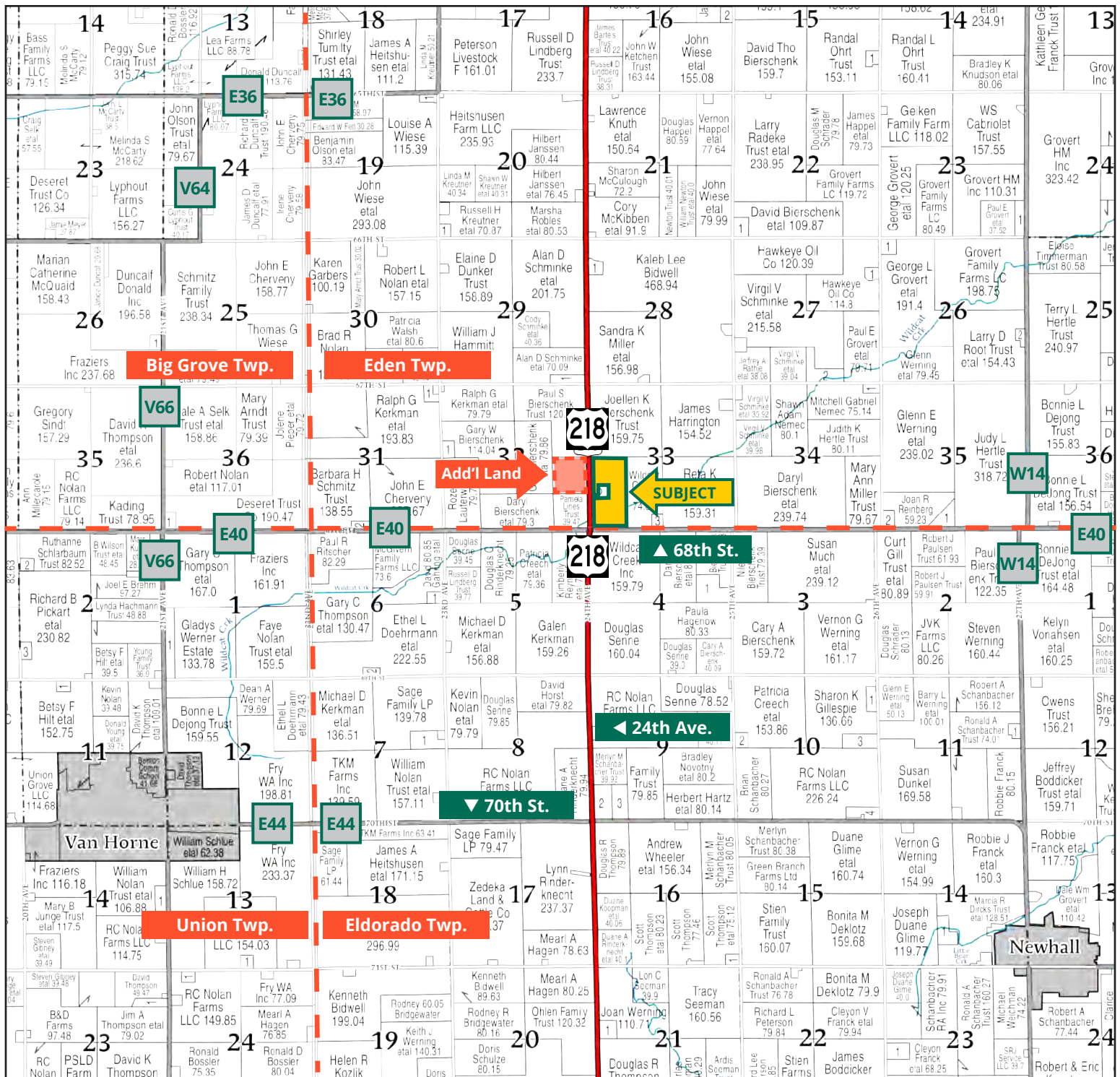
Donna M. Schminke Revocable Trust



LUKE VELKY
Licensed Salesperson in Iowa
319.529.0863
LukeV@Hertz.ag

319.234.1949 | 6314 Chancellor Dr., PO Box 1105
Cedar Falls, IA 50613-1105 | www.Hertz.ag

72.22 Acres, m/I
Benton County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

LUKE VELKY
319.529.0863
 LukeV@Hertz.ag

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



©NAIP/Iowa Imagery: 2021



Soils data provided by USDA and NRCS.

©2026 AgriData, Inc.



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



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2025 www.AgrDataInc.com



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%		IIIs	59
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	2.09	3.3%		Iw	100
177B	Saupe loam, 2 to 5 percent slopes	1.79	2.8%		IIIs	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%		IIIs	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

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

- \$906,361
- \$12,550/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.

Additional Land for Sale

Seller has an additional tract of land for sale located west 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.

319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

LUKE VELKY

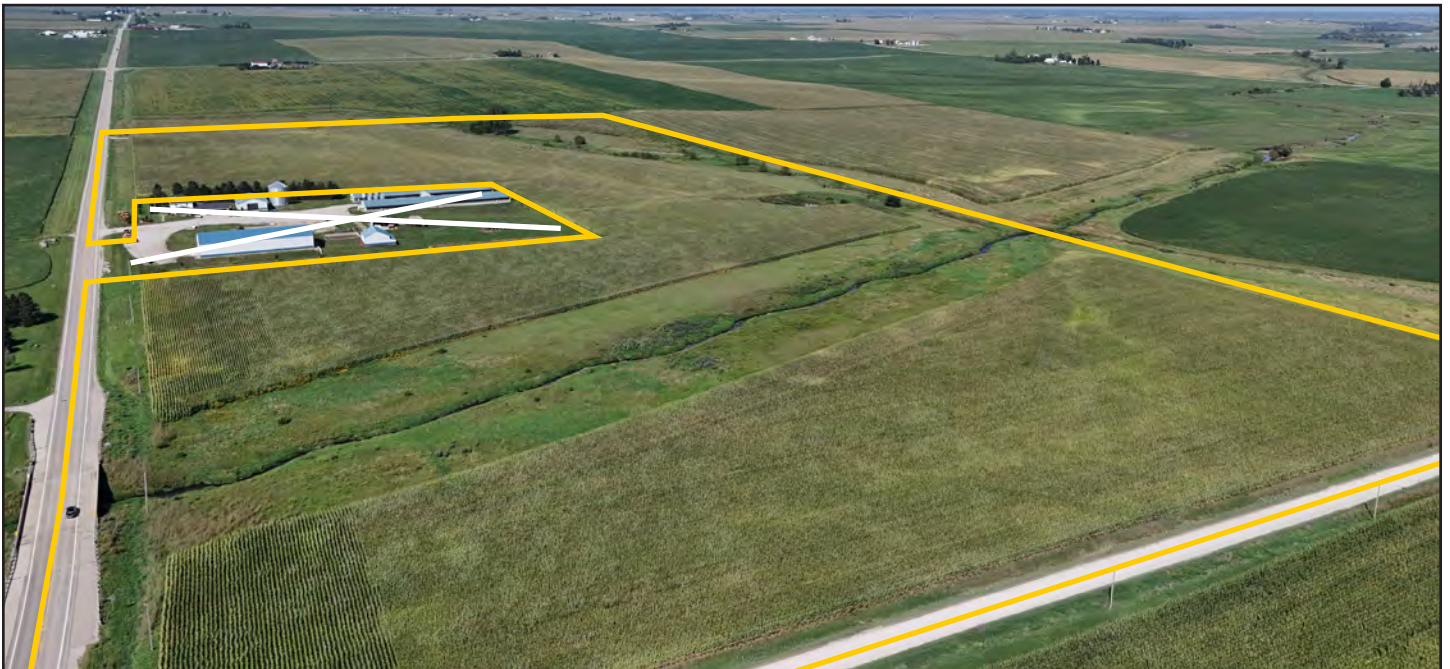
319.529.0863

LukeV@Hertz.ag

Southeast looking Northwest



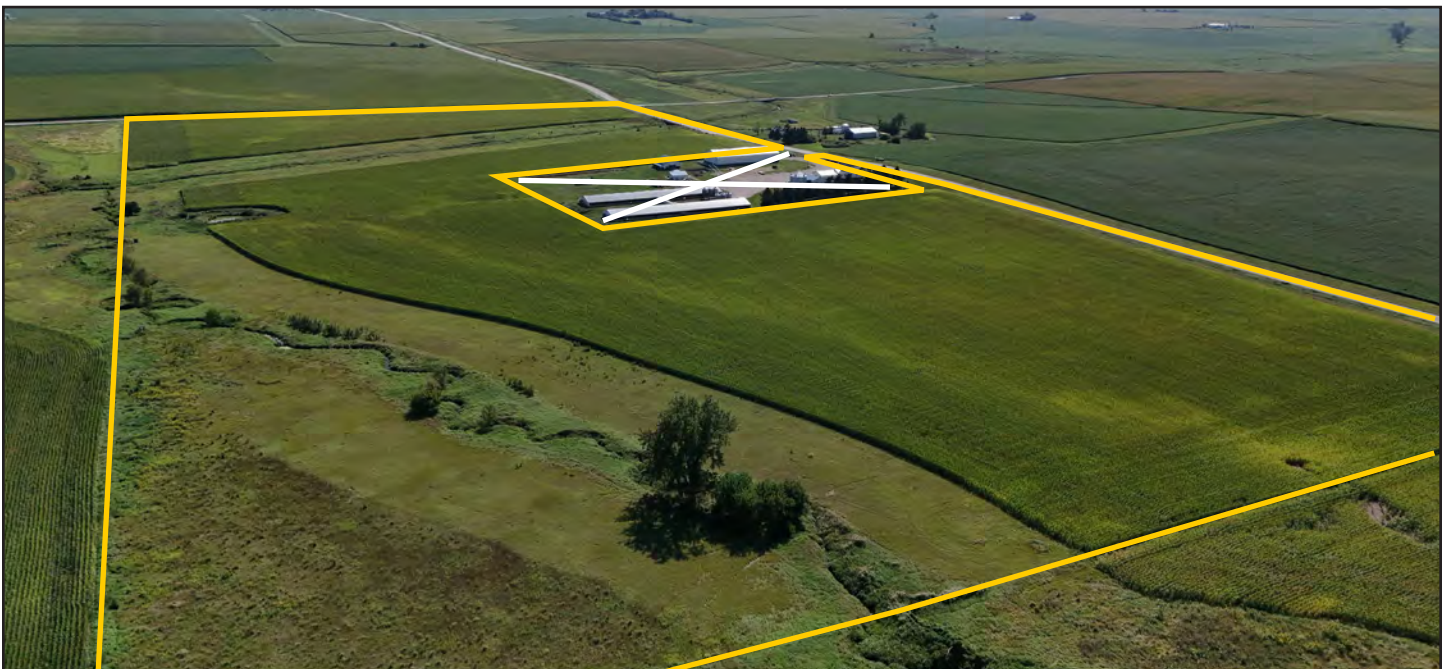
Southwest looking Northeast



Northwest looking Southeast



Northeast looking Southwest





GEAR MAP | Farm 9054 | Tract 7246 | PY 2026

Benton County, Iowa



Common Land Unit

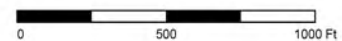
- Field Boundary
- Subfield Boundary
- Tract Boundary
- Farm Boundary
- Non-Cropland
- CRP

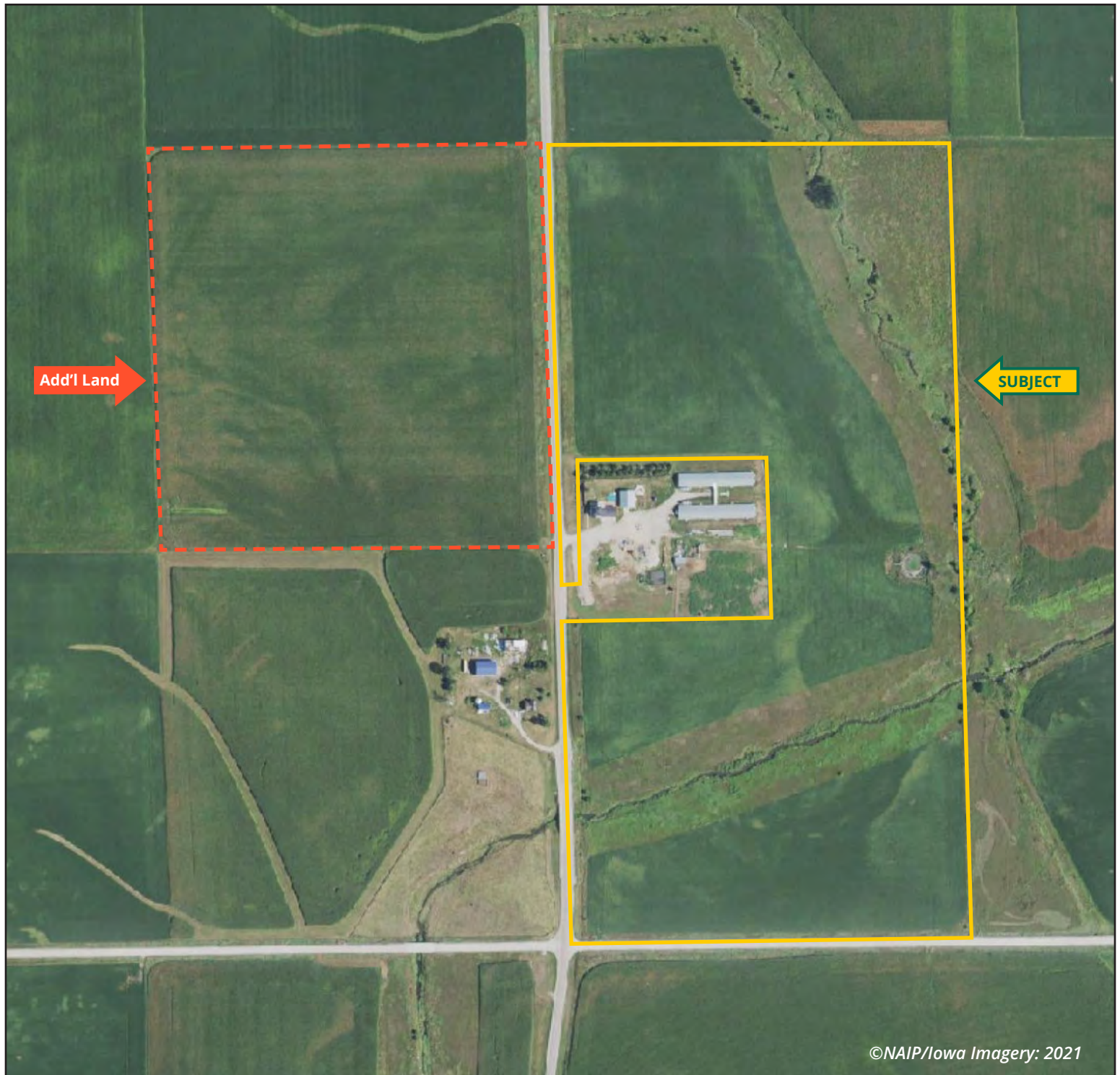
Wetland Determination

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

2026 Program Year

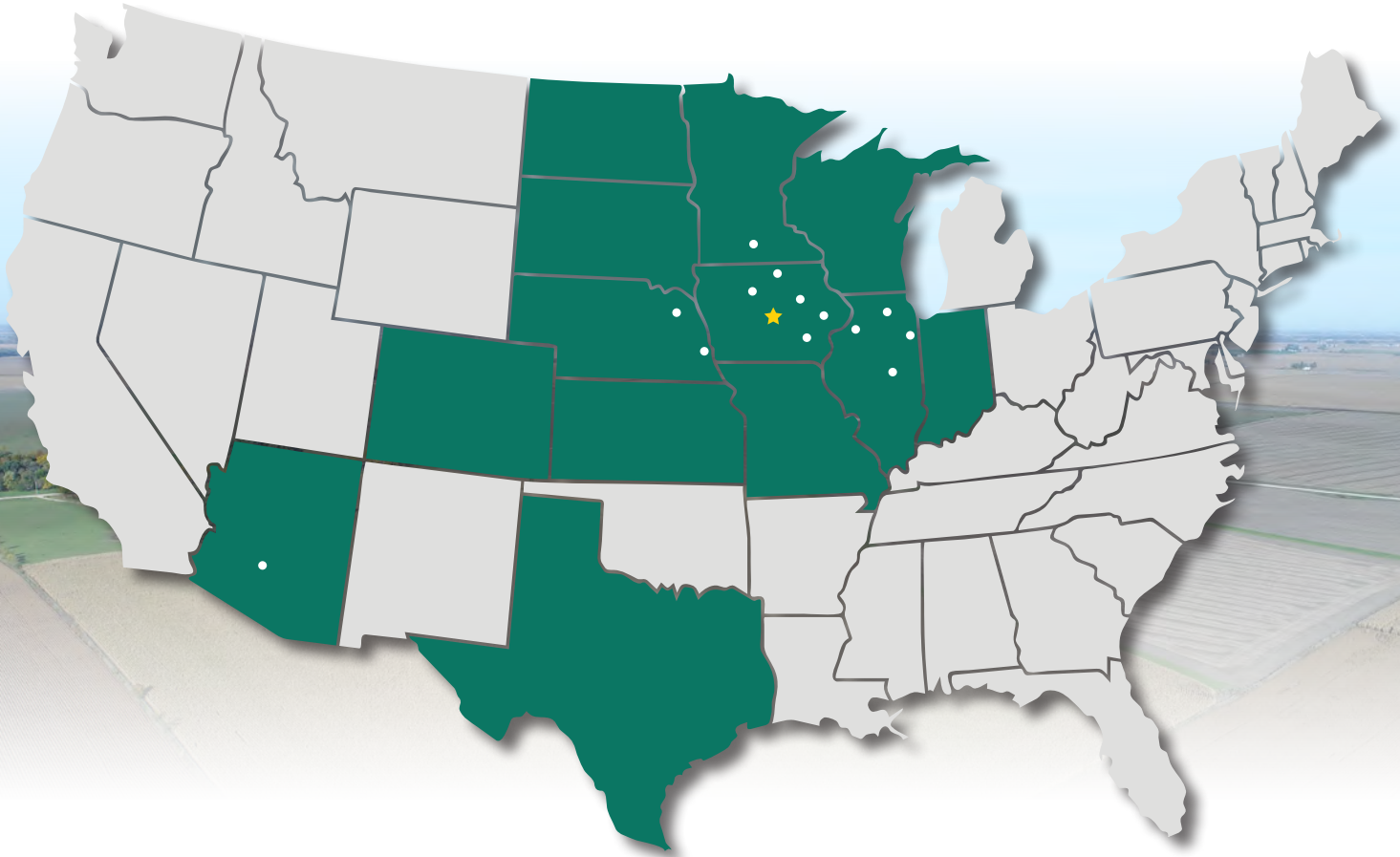
Phy Cnty: Benton





©NAIP/Iowa Imagery: 2021

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions
Professional Buyer Representation
Certified Farm Appraisals
Professional Farm Management

319.234.1949 | 6314 Chancellor Dr., PO Box 1105 | Cedar Falls, IA 50613-1105 | www.Hertz.ag

LUKE VELKY
319.529.0863
LukeV@Hertz.ag