Hertz Real Estate Services

LAND FOR SALE

Robert Lassen Estate Farm



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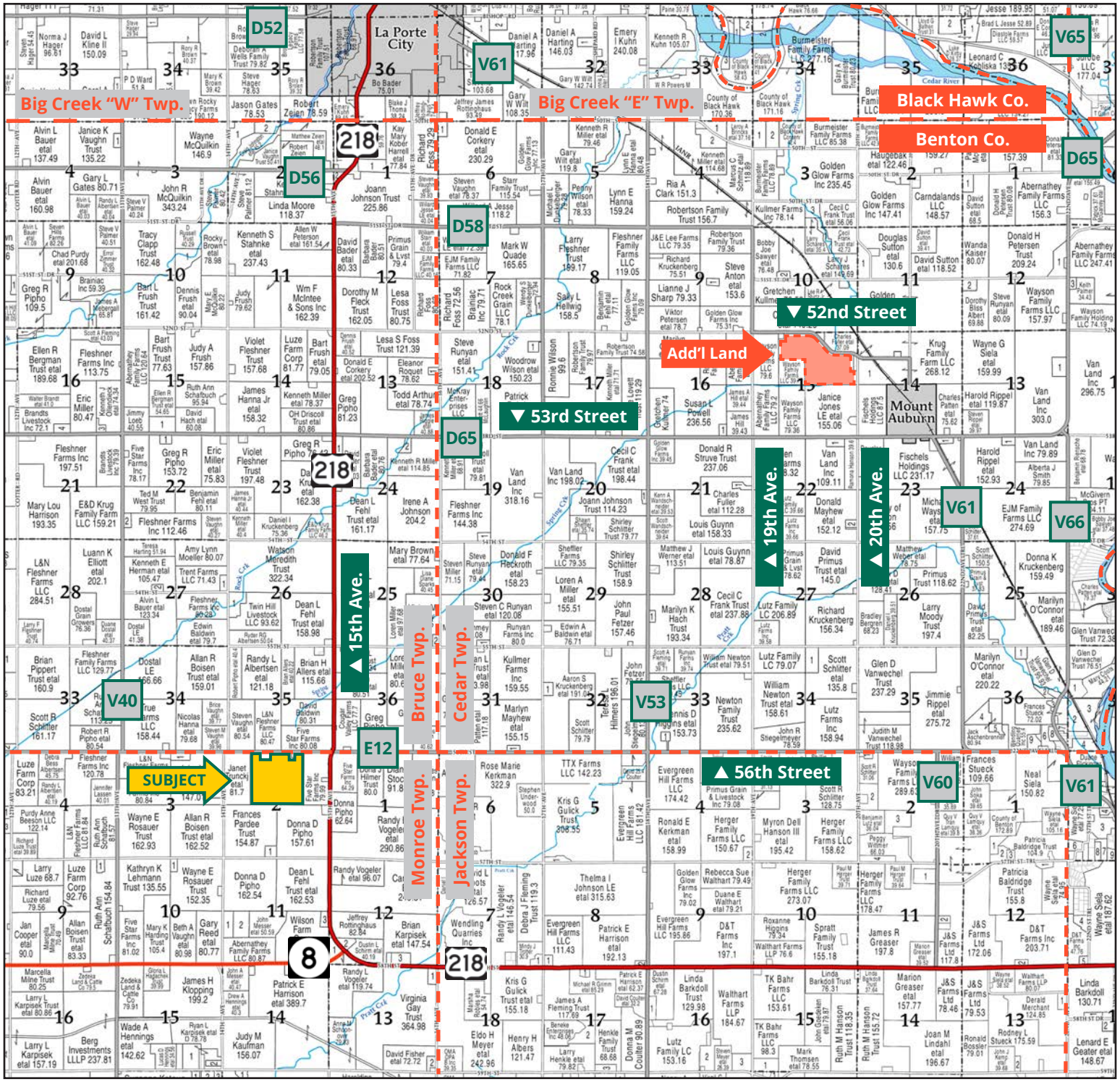
Mount Vernon, IA 52314-0050 | **www.Hertz.ag**

152.41 Acres, m/l
Benton County, IA

PLAT MAP

Monroe & Cedar Townships, Benton County, IA



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AERIAL PHOTO

152.41 Acres, m/l, Benton County, IA

Est. FSA/Eff. Crop Acres: 154.04 | Grass Acres: 3.46 | Soil Productivity: 93.40 CSR2



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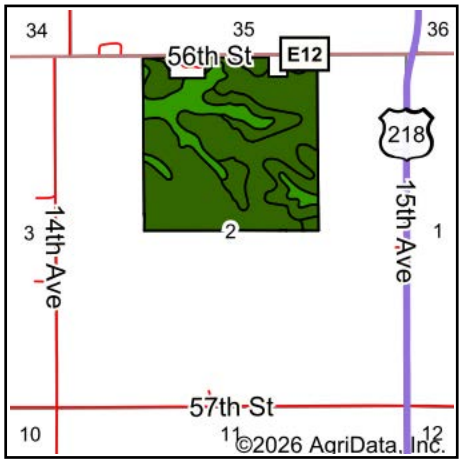
SOIL MAP

154.04 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **2-85N-12W**
Township: **Monroe**
Acres: **154.04**
Date: **11/5/2026**

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**
120B	Tama silty clay loam, 2 to 5 percent slopes	99.67	64.8%		IIe	95
11B	Colo-Ely complex, 0 to 5 percent slopes	23.62	15.3%		IIw	86
119B	Muscatine silty clay loam, 2 to 5 percent slopes	14.62	9.5%		IIe	95
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	10.99	7.1%		IIIe	90
119	Muscatine silty clay loam, 0 to 2 percent slopes	3.68	2.4%		Iw	100
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.46	0.9%		IIe	94
				Weighted Average	**2.05**	**93.4**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

152.41 Acres, m/l, Benton County, IA

Location
From La Porte City: 6½ miles south on US-218 and ¼ mile west on 56th St. The property is on the south side of the road.

Simple Legal
That part of the E½ NW¼ and the W½ NE¼ in Section 2, Township 85 North, Range 12 West of the 5th P.M., Benton County, Iowa, excluding the building sites. *Final abstract/title documents to govern legal description.*

Price & Terms
- $2,857,687.50
- $18,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $6,023.00*
Net Taxable Acres: 152.41*
Tax per Net Taxable Acre: $39.52*

**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 6475, Part of Tract 9939
FSA/Eff. Crop Acres: 154.04*
Cert. Grass Acres: 3.46
Corn Base Acres: 120.06*
Corn PLC Yield: 164 Bu.
Bean Base Acres: 33.98*
Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity
Primary soils are Tama, Colo-Ely and Muscatine. CSR2 on the est. FSA/Eff. crop acres is 93.40. 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 level to gently rolling.

Drainage
Drainage is natural with some tile. Contact the listing agent for tile maps.

Buildings/Improvements
None.

Water & Well Information
None.

Comments
This is a high-quality Benton County farm with a 93.40 CSR2. The farm lays nicely and offers excellent eye appeal!

Additional Land for Sale
Seller has an additional tract of land for sale located northeast 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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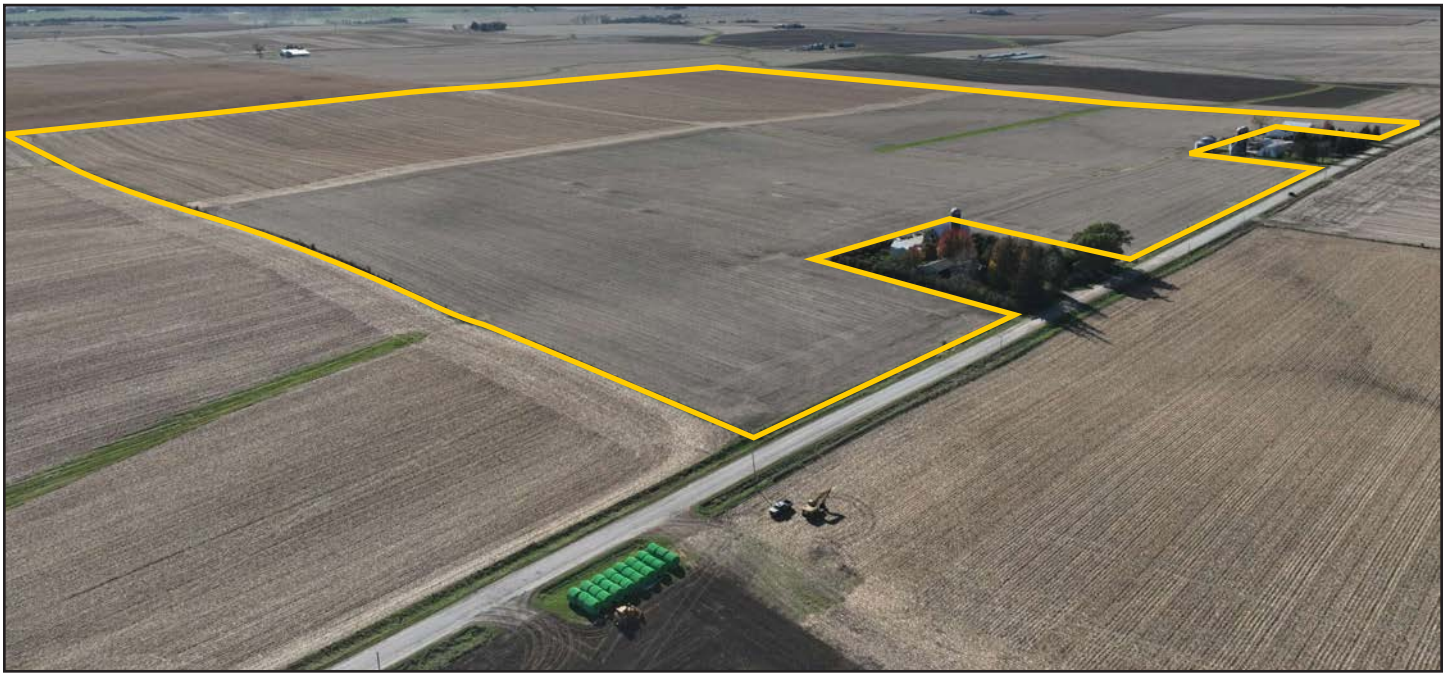
Northeast Corner Looking Southwest



Northwest Corner Looking Southeast



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FSA MAP

154.04 Est. FSA/Eff. Crop Acres



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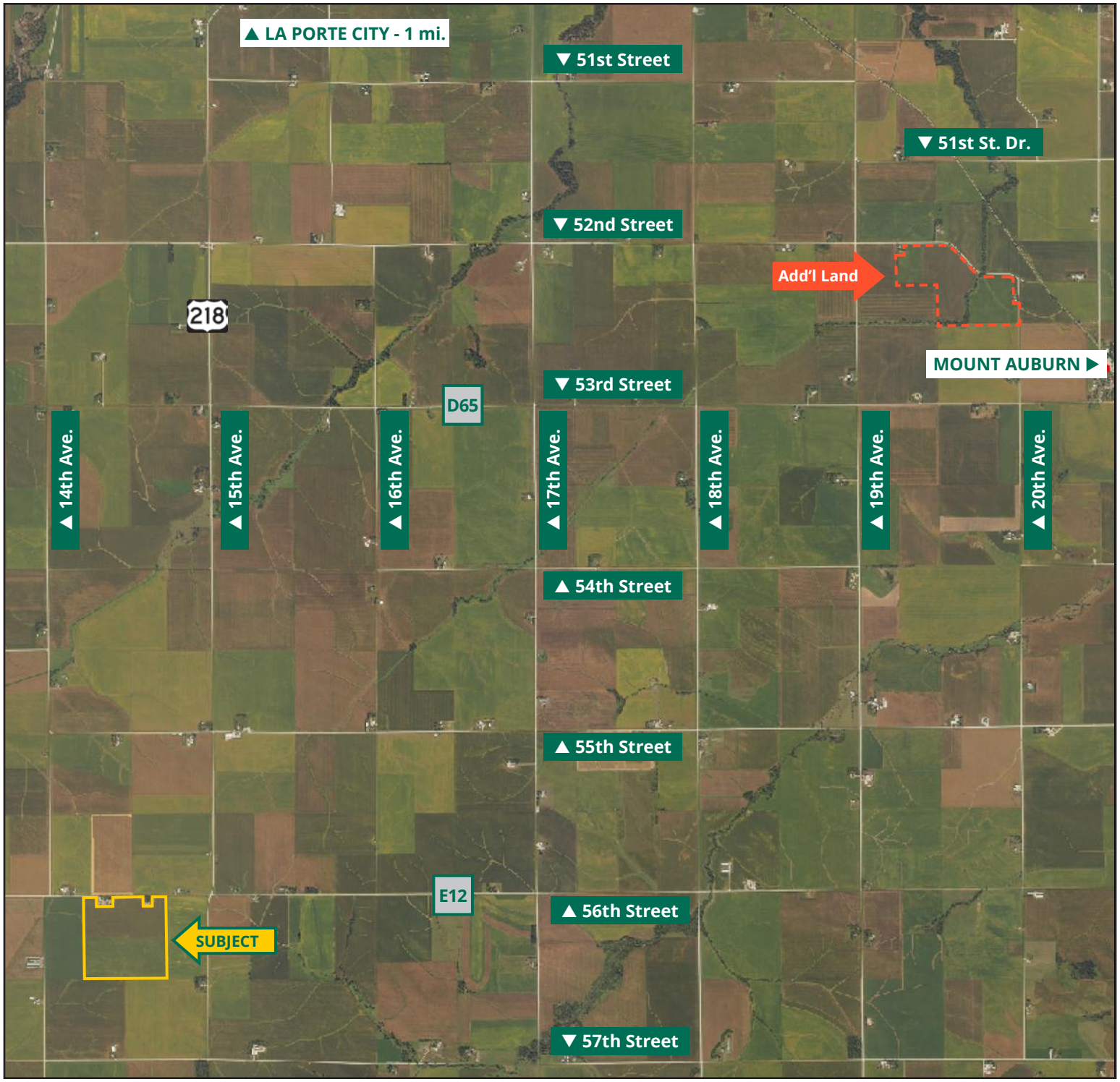
ADDITIONAL LAND

Aerial Photo



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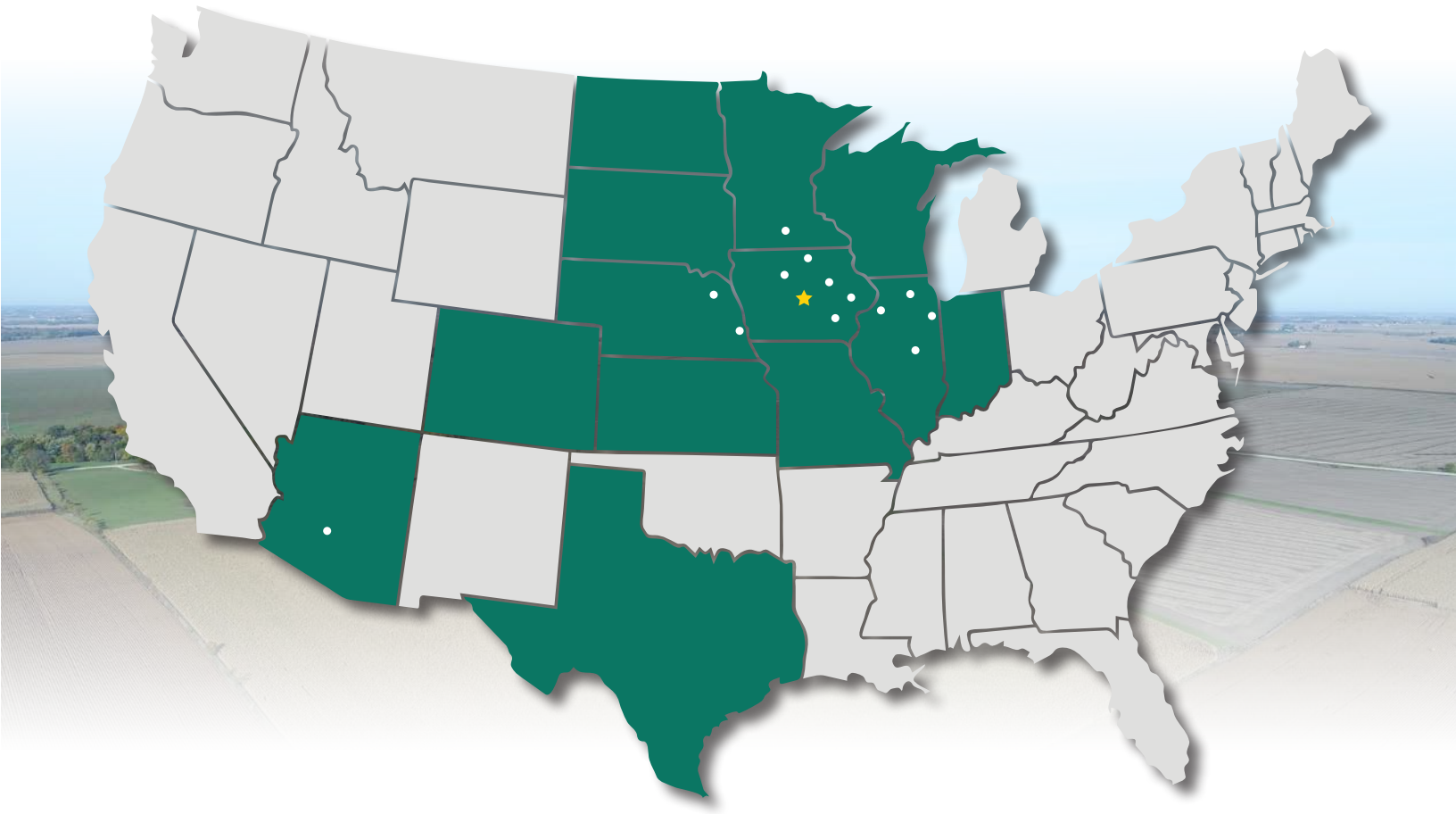

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