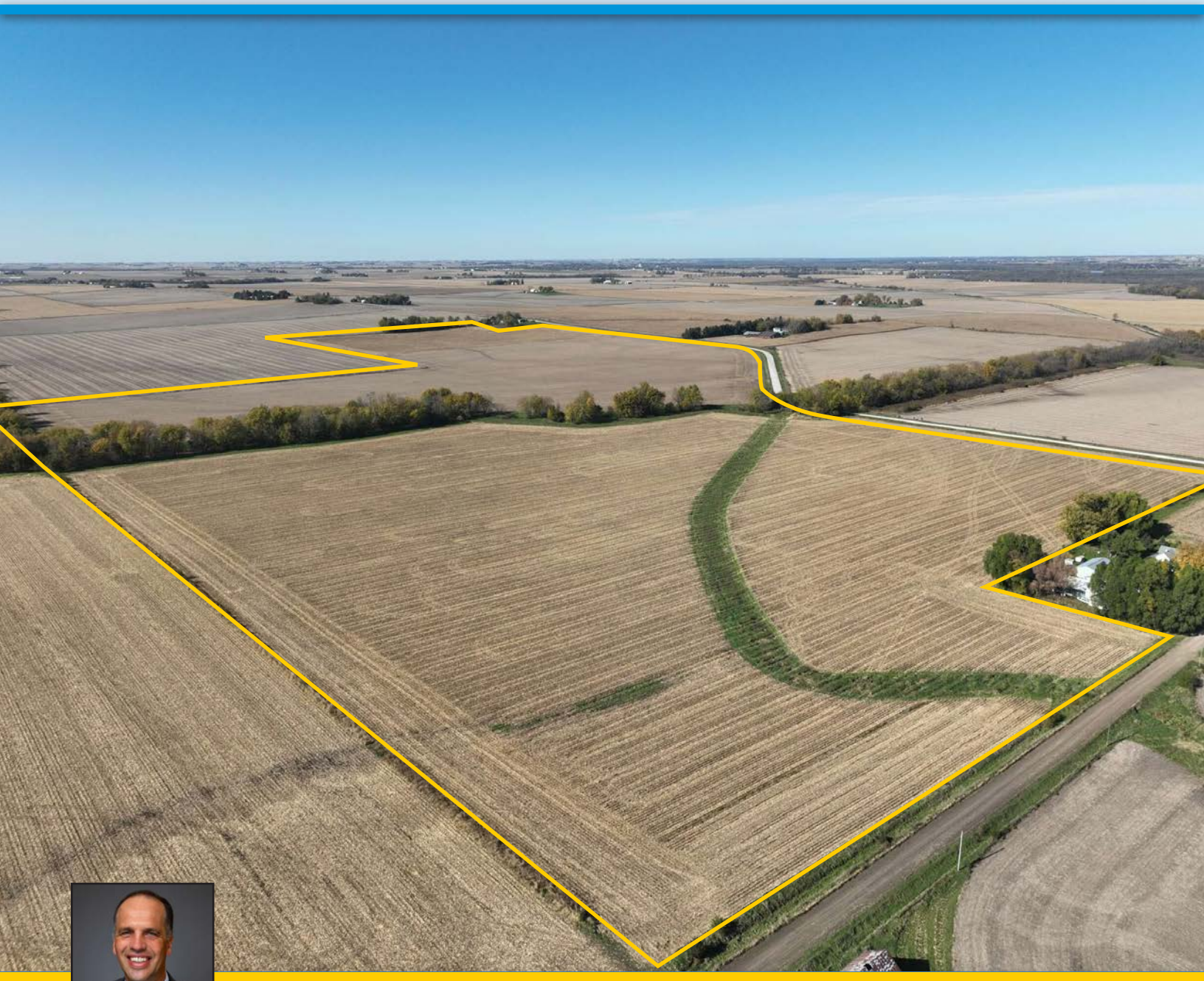
Hertz Real Estate Services

# LAND FOR SALE

## Robert Lassen Estate Farm






**TROY LOUWAGIE, ALC**
*Licensed Broker in IA & IL*
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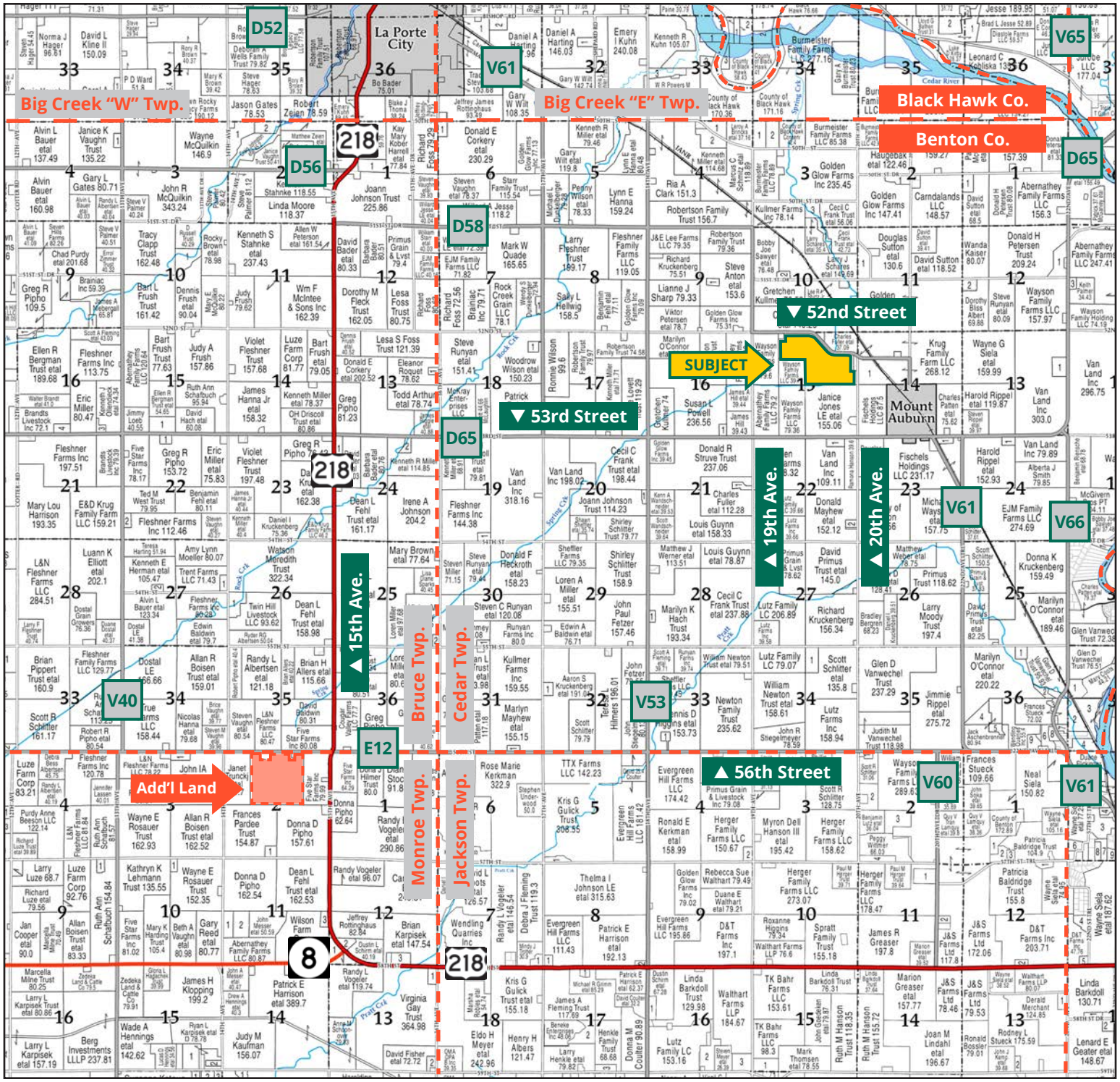
**319.895.8858** | 102 Palisades Road
Mount Vernon, IA 52314-0050 | **www.Hertz.ag**


**148.03 Acres, m/l**
**Benton County, IA**

# PLAT MAP

**Monroe & Cedar Townships,** Benton County, IA

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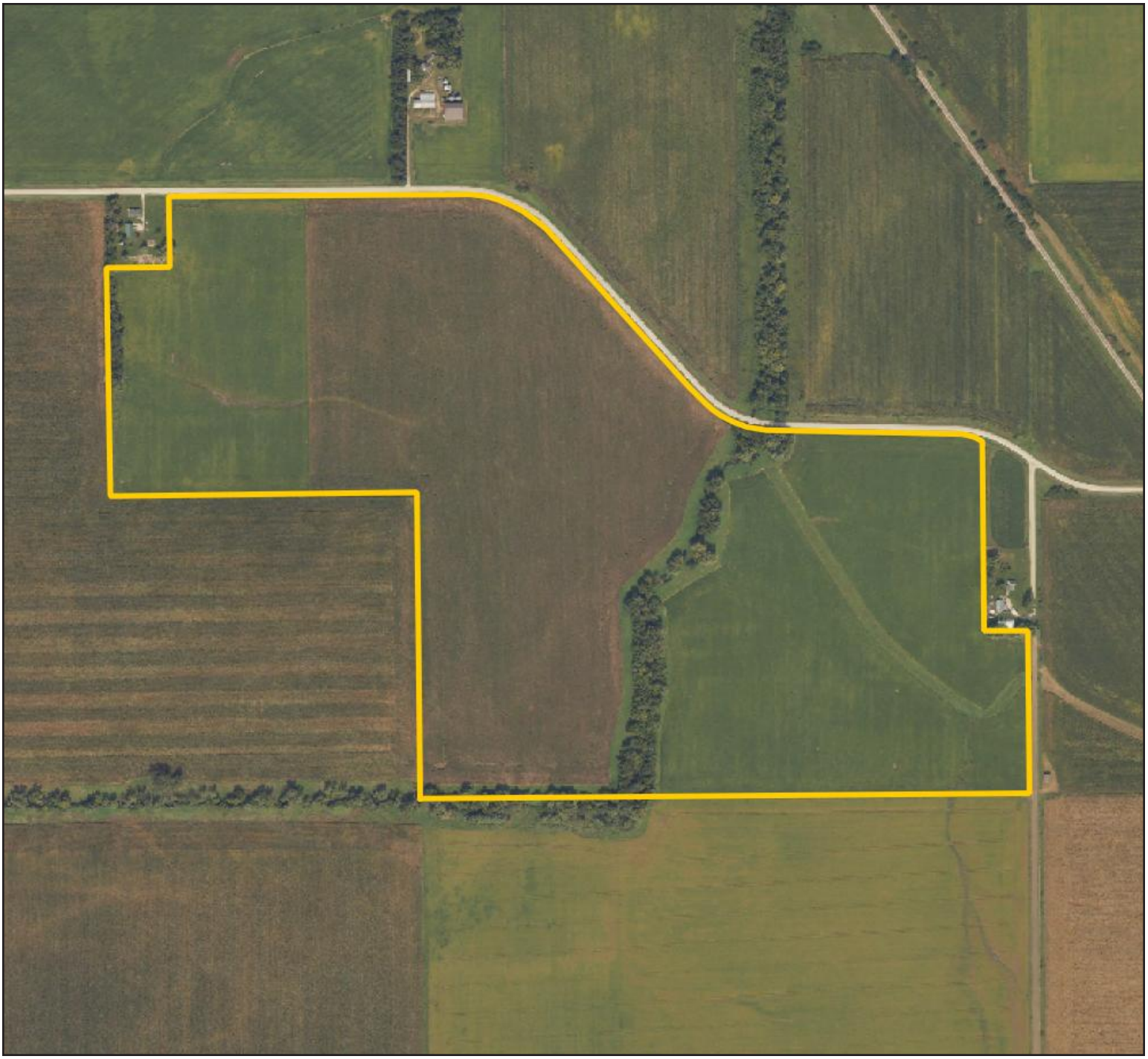
# AERIAL PHOTO

**148.03 Acres, m/l,** Benton County, IA

**FSA/Eff. Crop Acres: 136.58 | CRP Acres: 5.47 | Soil Productivity: 82.40 CSR2**





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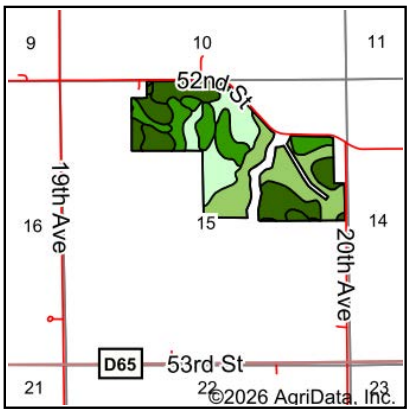
# SOIL MAP

## 136.58 FSA/Eff. Crop Acres




State: **Iowa**
County: **Benton**
Location: **15-86N-11W**
Township: **Cedar**
Acres: **136.58**
Date: **11/5/2026**

Maps Provided By:

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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** |
|---|---|---|---|---|---|---|
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 39.07 | 28.6% | | IIw | 78 |
| 119B | Muscatine silty clay loam, 2 to 5 percent slopes | 29.04 | 21.3% | | IIe | 95 |
| 1043 | Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes, rarely flooded | 27.36 | 20.0% | | IIw | 68 |
| 1088 | Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes | 13.39 | 9.8% | | Iw | 83 |
| 120B | Tama silty clay loam, 2 to 5 percent slopes | 10.00 | 7.3% | | IIe | 95 |
| 1291 | Atterberry silt loam, terrace, 0 to 2 percent slopes | 5.81 | 4.3% | | Iw | 80 |
| 1688 | Koszta silt loam, loamy substratum, 0 to 2 percent slopes | 5.11 | 3.7% | | Iw | 88 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 3.28 | 2.4% | | IIw | 86 |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 2.44 | 1.8% | | IIe | 94 |
| 184B | Klinger silty clay loam, 1 to 4 percent slopes | 0.53 | 0.4% | | Iw | 95 |
| 1119 | Muscatine silty clay loam, terrace, 0 to 2 percent slopes | 0.40 | 0.3% | | Iw | 100 |
| 83C | Kenyon loam, 5 to 9 percent slopes | 0.15 | 0.1% | | IIIe | 85 |
| | | | | **Weighted Average** | **1.82** | **82.4** |

**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

**148.03 Acres, m/l,** Benton County, IA

### Location
From La Porte City: 3½ miles south on US-218, 4 miles east on 53rd St., 1 mile north on 19th Ave. and ½ mile east on 52nd St. The property is on the south side of the road.

### Simple Legal
That part of the E½ NW¼ and the NE¼ of Section 15, Township 86 North, Range 11 West of the 5th P.M., Benton County, Iowa, excluding the building sites. *Final abstract/title documents to govern legal description.*

### Price & Terms
- $2,220,450.00
- $15,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession
Negotiable.

### Real Estate Tax
Taxes Payable 2026-2027: $5,280.00
Net Taxable Acres: 148.03
Tax per Net Taxable Acre: $35.67

### Lease Status
Lease is open for the 2027 crop year.

### FSA Data
Farm 6475, Tract 10277
FSA/Eff. Crop Acres: 136.58
CRP Acres: 5.47
Corn Base Acres: 75.00
Corn PLC Yield: 164 Bu.
Bean Base Acres: 61.58
Bean PLC Yield: 50 Bu.

### CRP Contracts
There are 5.47 acres enrolled in CRP contracts that pay $300/acre or a total of $1,641 annually. These 5.47 acres are split between three contracts with 1.85 acres in CP-8A contract that expires Sept. 30, 2032, 2.28 acres in CP-21 contract that expires Sept. 30, 2035 and 1.34 acres in CP-21 contract that expires Sept. 30, 2036.

### Soil Types/Productivity
Primary soils are Colo, Muscatine and Bremer. CSR2 on the FSA/Eff. crop acres is 82.40. 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 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 productive Benton County farm with an 82.40 CSR2. The seller would consider dividing this farm.

### Additional Land for Sale
Seller has an additional tract of land for sale located southwest 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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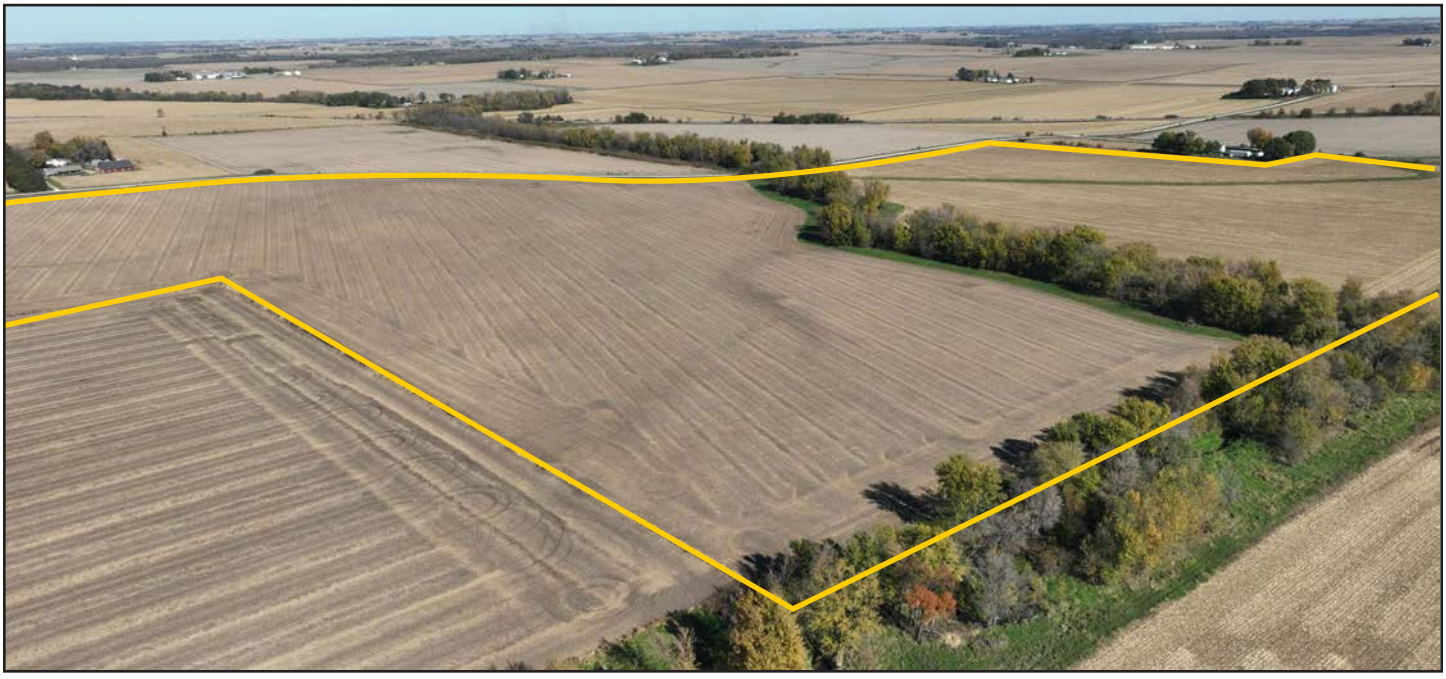
West Looking East



Southwest Corner Looking Northeast





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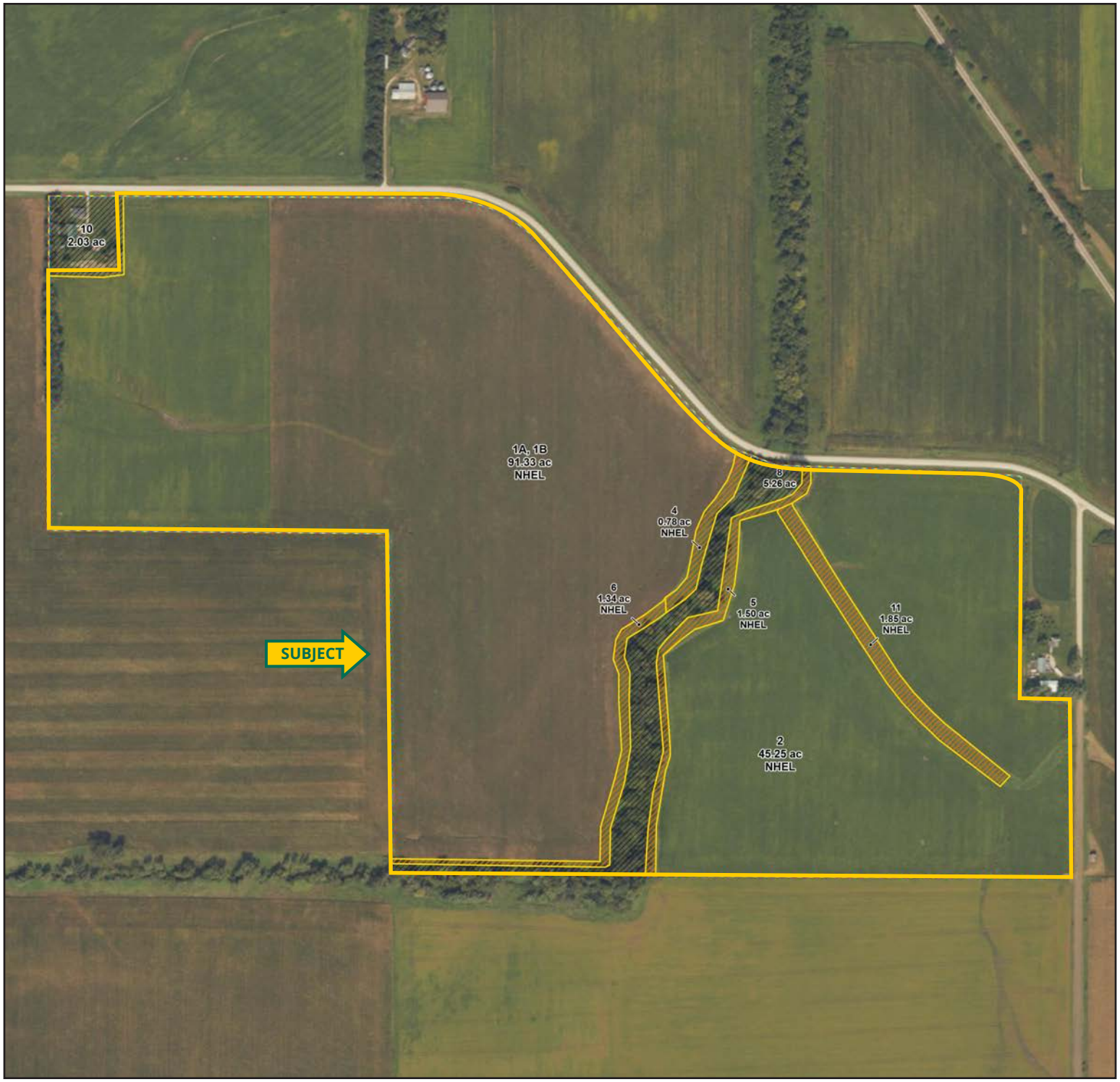
# FSA MAP

**136.58 FSA/Eff. Crop Acres**
**5.47 CRP Acres**







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# ASSESSOR MAP

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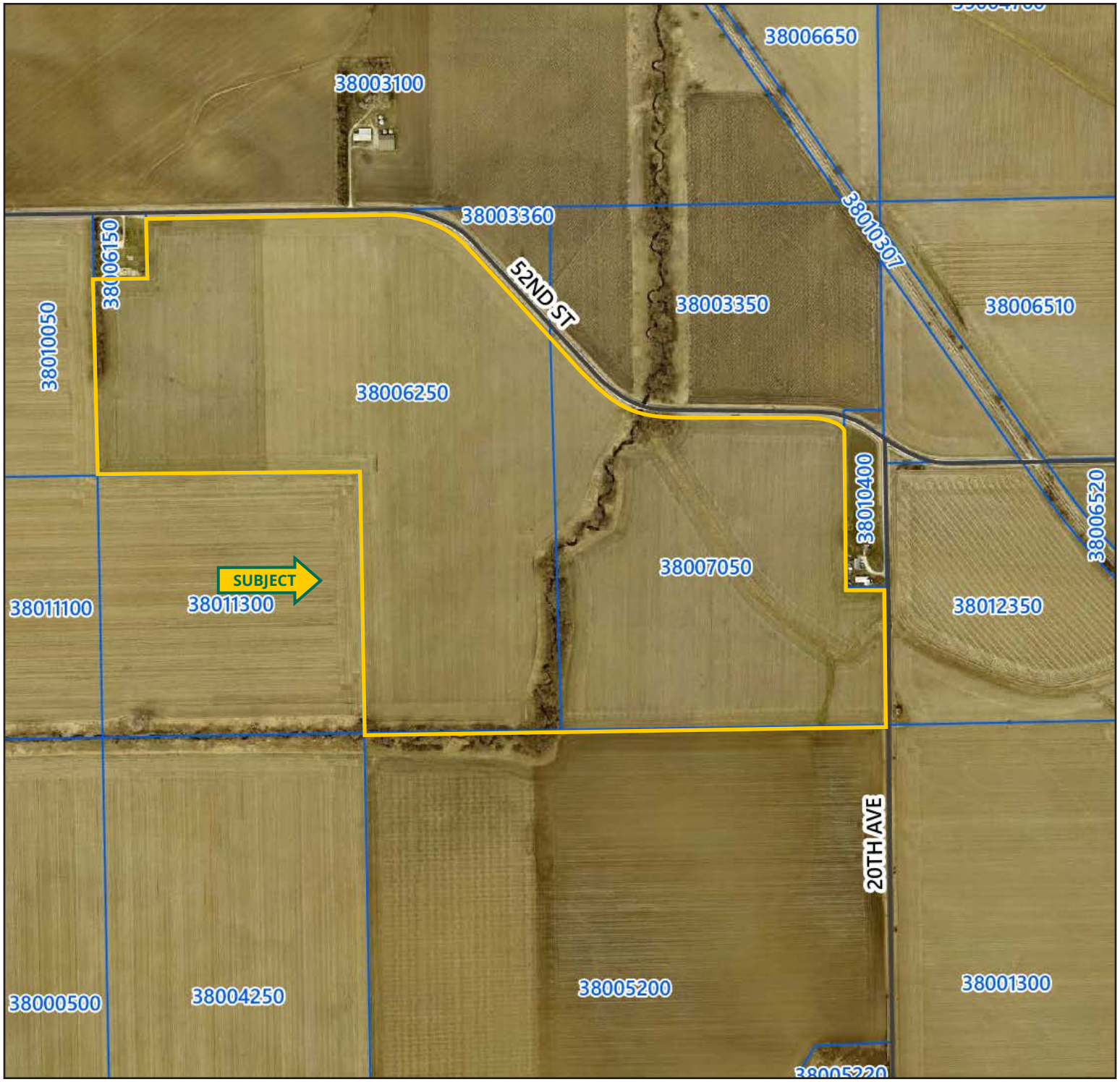




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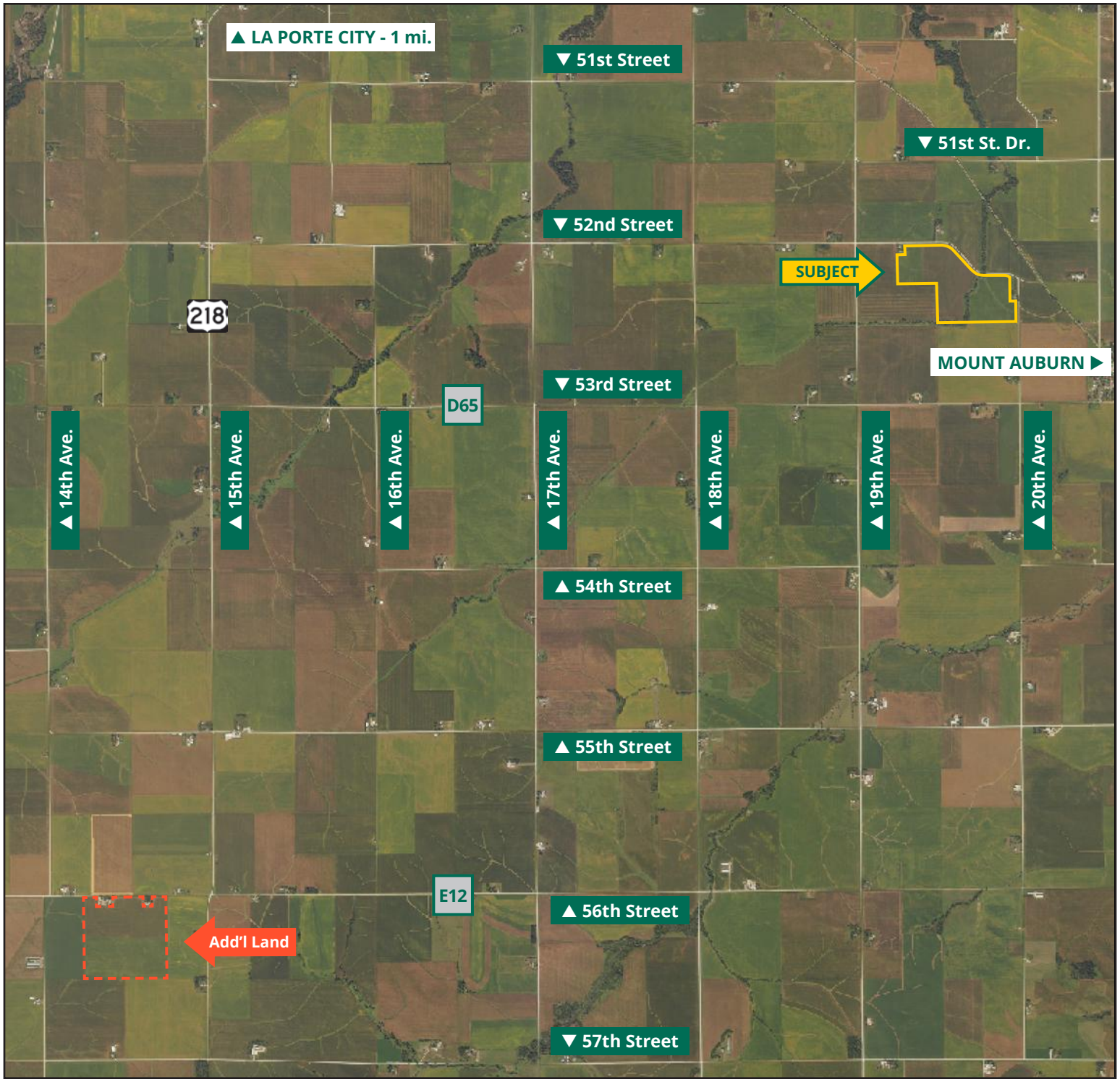
# ADDITIONAL LAND

## Aerial Photo



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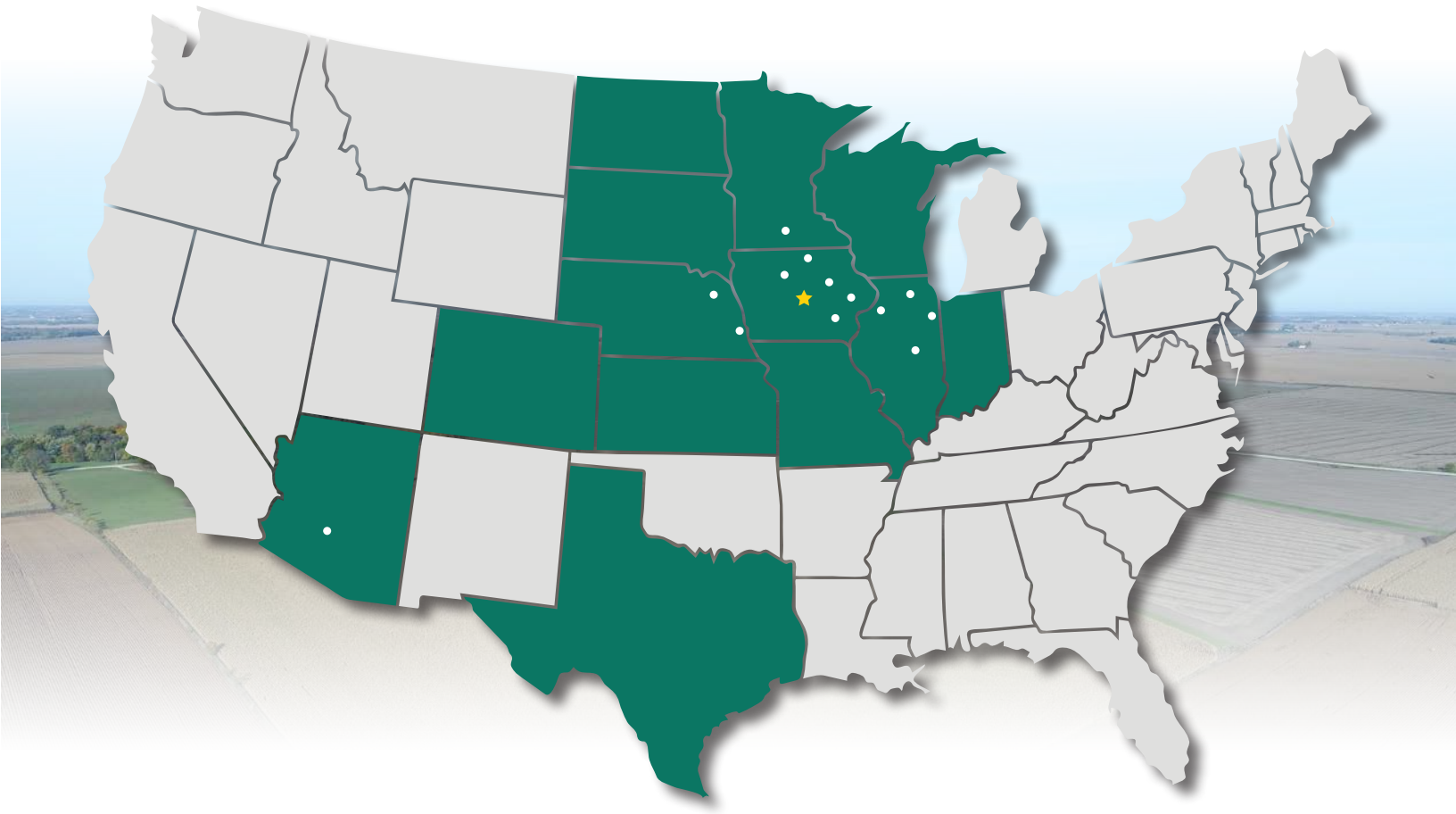

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