

# Land For Sale

**ACREAGE:**

**120 Acres, m/l**

**LOCATION:**

**Benton County, IA**



## **Property Key Features**

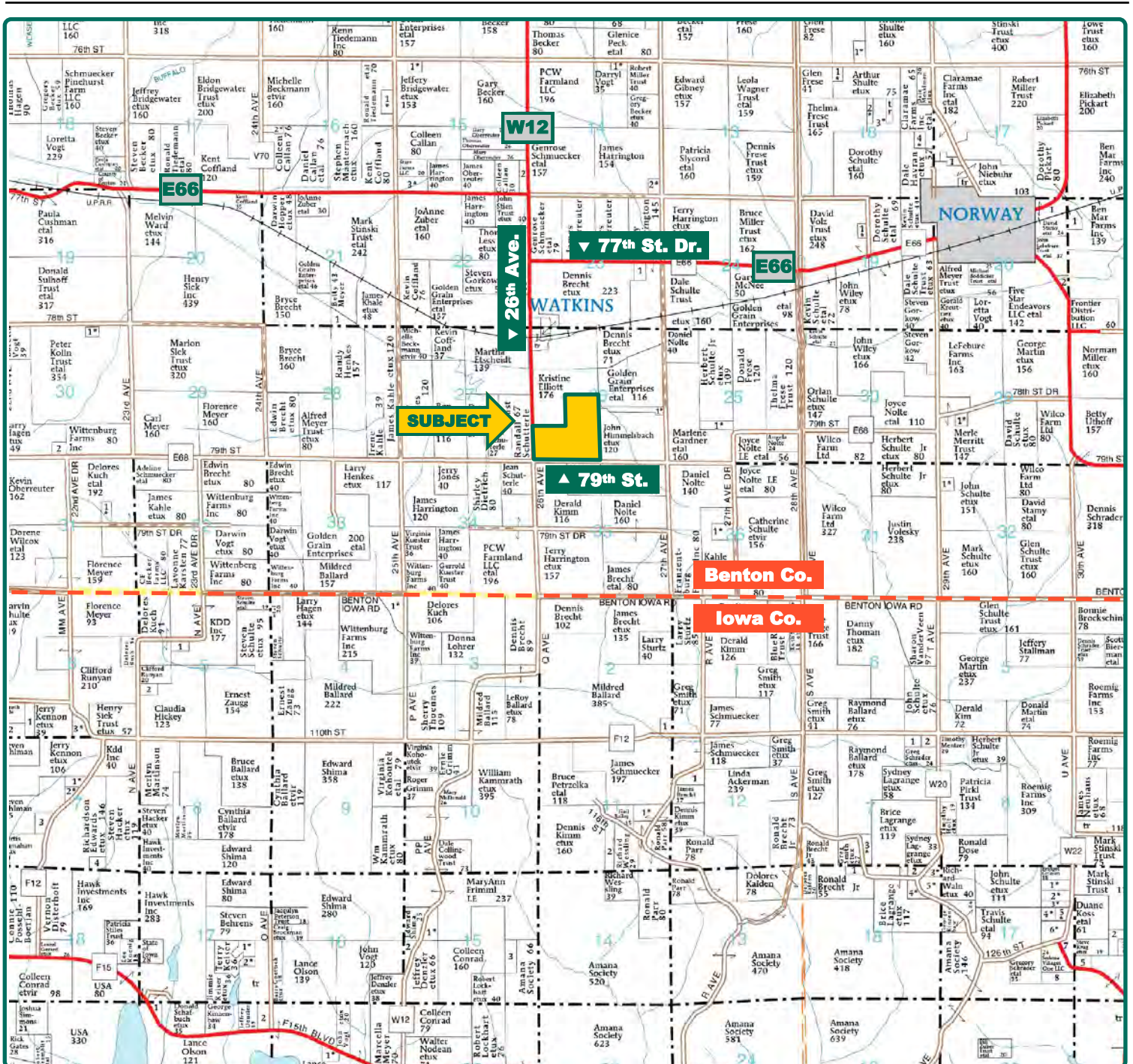
- **Pfiester Trust Farm**
- **Nice Laying Farm with 84 CSR2**
- **Includes an Attractive Building Site with Trees and CRP**

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Adam Sylvester, AFM**  
Licensed in IA  
**AdamS@Hertz.ag**





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

**Troy Louwagie, ALC**  
Licensed in IA & IL  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

**Adam Sylvester, AFM**  
Licensed in IA  
[Adams@Hertz.ag](mailto:Adams@Hertz.ag)





<b>Total Acres:</b>	<b>120.00</b>
<b>Crop Acres:</b>	<b>107.12*</b>
<b>Corn Base Acres:</b>	<b>50.70</b>
<b>Bean Base Acres:</b>	<b>39.40</b>
<b>Soil Productivity:</b>	<b>84.0 CSR2</b>

*\*Includes 9.3 acres in CRP*

## Property Information

**120 Acres, m/l**

### Location

**From Watkins:** 1 mile south on 26<sup>th</sup> Avenue. The farm is located the east side of the road.

### Legal Description

The S½ of the SW¼ and the NE¼ of the SW¼ of Section 26, Township 82 North, Range 10 West of the 5th P.M., Benton County, Iowa.

### Price & Terms

- \$1,122,000
- \$9,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,832.00  
Net Taxable Acres: 117.0  
Tax per Net Taxable Acre: \$24.21

### FSA Data

Farm Number 5345, Tract 7638  
Crop Acres: 107.12\*  
Corn Base Acres: 50.7  
Corn PLC Yield: 139 Bu.  
Bean Base Acres: 39.4  
Bean PLC Yield: 45 Bu.

*\*This includes 9.3 acres enrolled in the Conservation Reserve Program.*

### CRP Contracts

There are 9.3 acres enrolled in the Conservation Reserve Program (CRP) at \$255.60 per acre, for a total annual payment of \$2,377.00. This contract expires September 30, 2021.

### Soil Types/Productivity

Primary soils are Dinsdale, Colo, and Colo-Ely. CSR2 on the FSA crop acres is 84.0 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level to gently rolling.

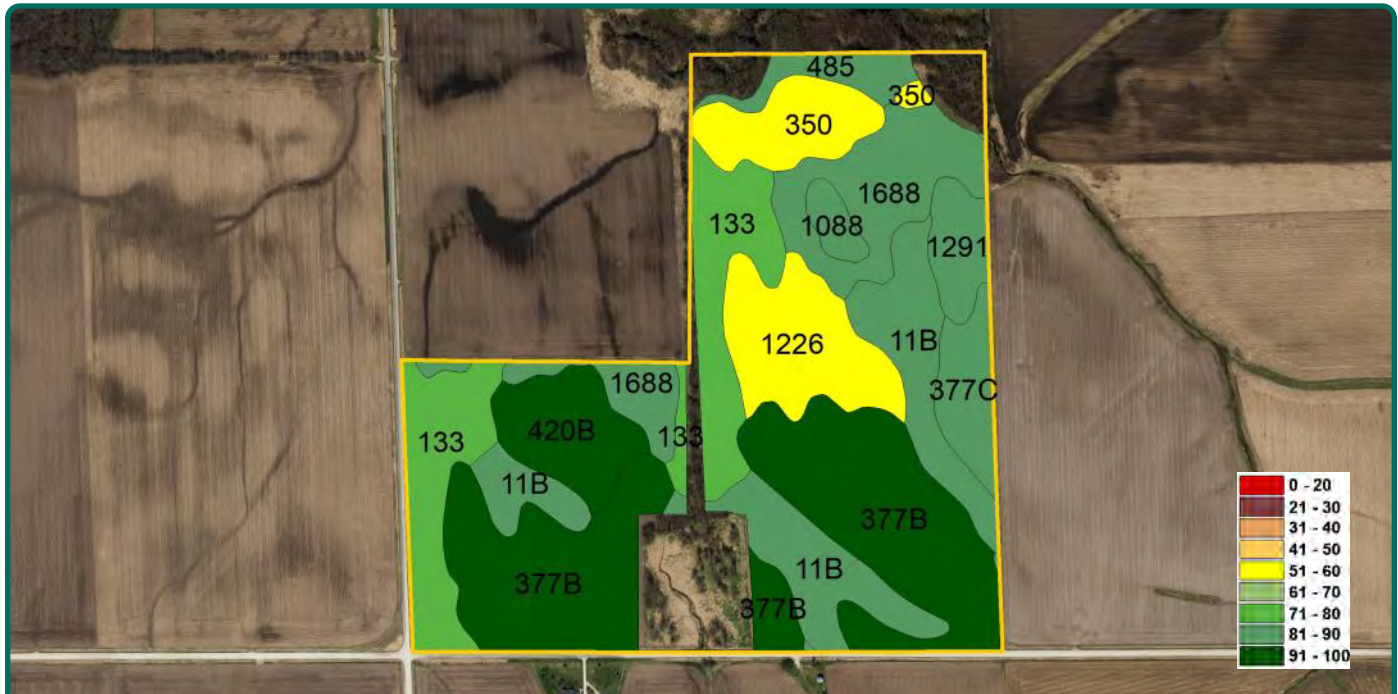
### Drainage

There is some drainage tile in the farm.

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Adam Sylvester, AFM**  
Licensed in IA  
**AdamS@Hertz.ag**



**Measured Tillable Acres** 107.12      **Avg. CSR** 81.4      **Avg. CSR2** 84.0

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	90	94	29.1%	Ile	31.17
133	Colo silty clay loam, 0 to 2 percent	80	78	15.1%	Ilw	16.15
11B	Colo-Ely complex, 0 to 5 percent	68	83	14.8%	Ilw	15.83
1688	Koszta silt loam, loamy substratum,	77	88	11.2%	Iw	12.03
1226	Lawler loam, 0 to 2 percent slopes,	73	59	8.2%	Ils	8.79
420B	Tama silty clay loam, terrace, 2 to 5	95	95	5.8%	Ile	6.23
350	Waukegan silt loam, 0 to 2 percent	73	60	5.4%	Ils	5.84
377C	Dinsdale silty clay loam, 5 to 9	75	90	3.7%	Ille	4.0
1291	Atterberry silt loam, benches, 0 to 2	95	88	2.9%	Iw	3.1
485	Spillville loam, 0 to 2 percent slopes	92	87	2.5%	Ilw	2.7
1088	Nevin silty clay loam, sandy	88	83	1.3%	Iw	1.4

### Comments

This is a nice Benton County farm with high-quality soils located south of Watkins. The property includes nice trees and 9.3 acres of CRP. There is an

additional 40 acres listed for sale, located directly south of the road. For more details, contact the listing agent.

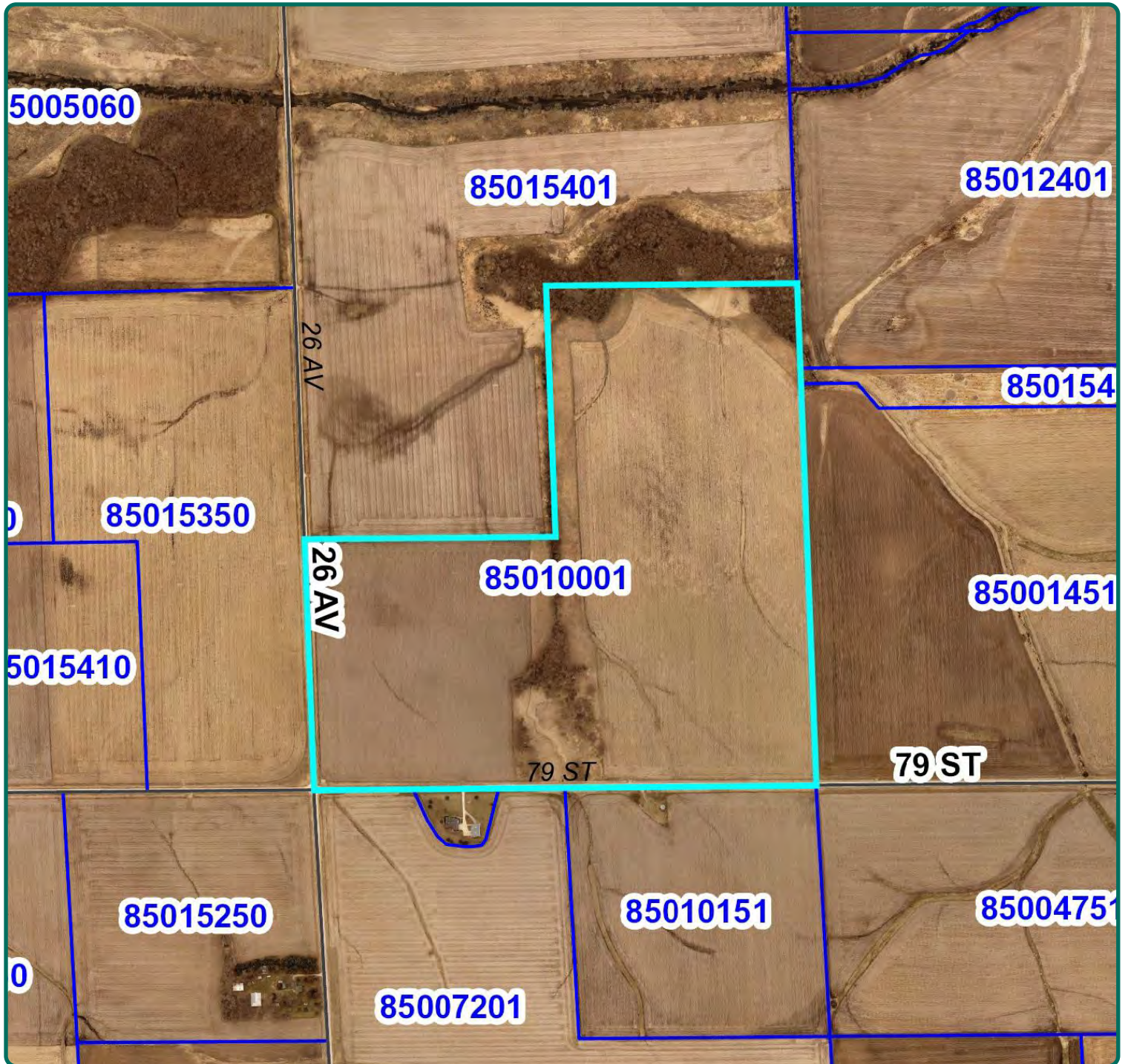
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

**Troy Louwagie, ALC**  
Licensed in IA & IL  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

**Adam Sylvester, AFM**  
Licensed in IA  
[AdamS@Hertz.ag](mailto:AdamS@Hertz.ag)





**Troy Louwagie, ALC**  
Licensed in IA & IL  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

**Adam Sylvester, AFM**  
Licensed in IA  
[AdamS@Hertz.ag](mailto:AdamS@Hertz.ag)





**Troy Louwagie, ALC**  
Licensed in IA & IL  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
[www.Hertz.ag](http://www.Hertz.ag)

**Adam Sylvester, AFM**  
Licensed in IA  
[AdamS@Hertz.ag](mailto:AdamS@Hertz.ag)





**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Adam Sylvester, AFM**  
Licensed in IA  
**AdamS@Hertz.ag**

## **Make the Most of Your Farmland Investment**

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

---

**Troy Louwagie, ALC**  
Licensed in IA & IL  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Adam Sylvester, AFM**  
Licensed in IA  
**AdamS@Hertz.ag**