

Land For Sale

ACREAGE:

160 Acres, m/l

LOCATION:

Benton County, IA

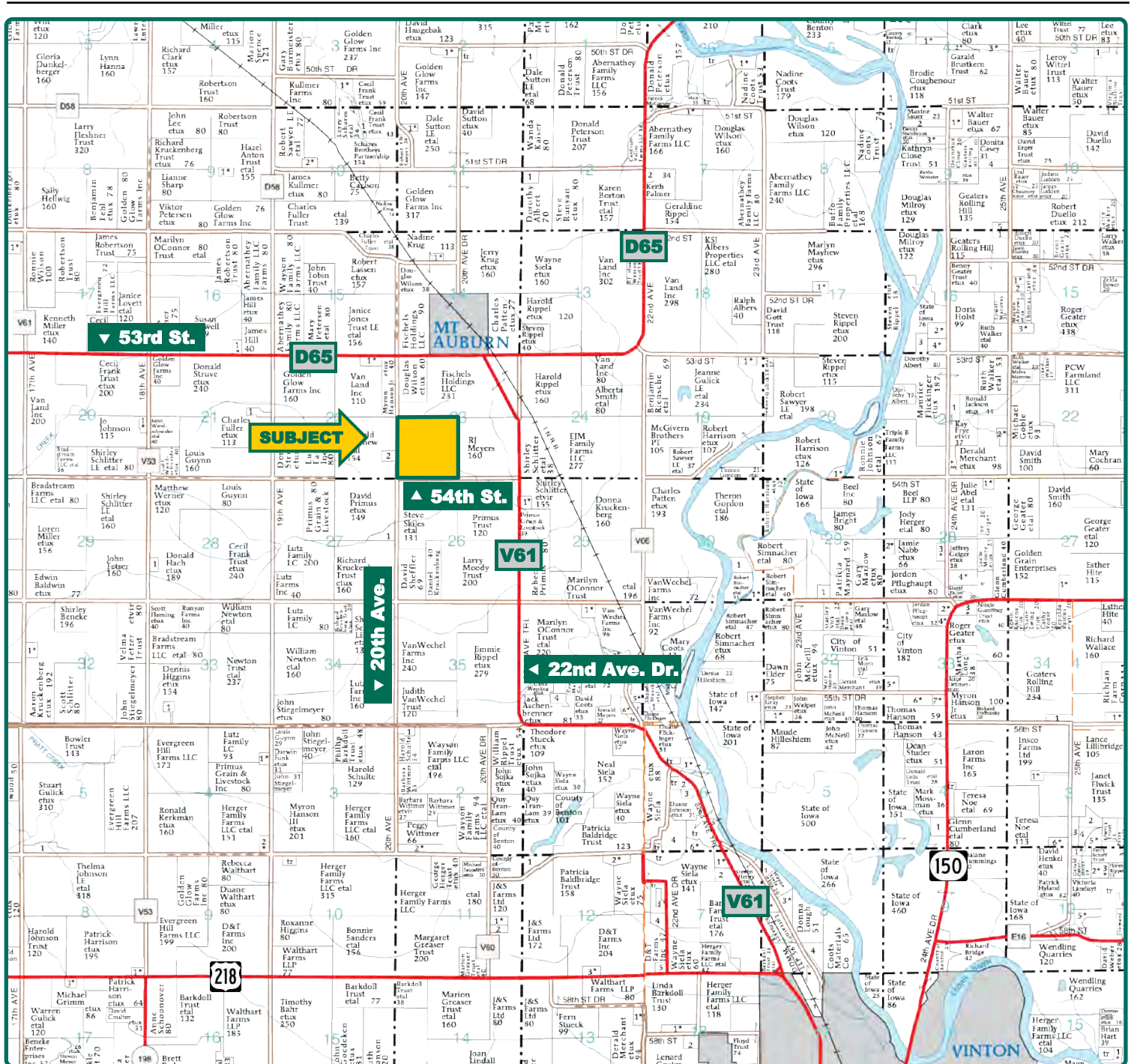


Property *Key Features*

- Virginia R. Hart Estate Farm
- High-Quality Benton County Farm with a 82.4 CSR2
- Includes 34 Acres of Pasture

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Total Acres:	160.00
Crop Acres:	116.68
Corn Base Acres:	105.01*
Bean Base Acres:	14.16*
Soil Productivity:	82.43 CSR2
<i>*Estimated Base Acres</i>	

Property Information

160 Acres, m/l

Location

From Vinton: 5½ miles north on County Road V61 and ½ mile west on 54th Street. Farm is located on the north side of the road.

From Mt. Auburn: ¼ mile west on County Road D65 and ½ mile south on 20th Avenue. Farm is located east side of the road.

Legal Description

The SW¼ of Section 23, Township 86 North, Range 11 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$1,240,000
- \$7,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$4,236.00
Net Taxable Acres: 156.0
Tax per Net Taxable Acre: \$27.15

FSA Data - Estimated

Part of Farm Number 426, Tract 984
Crop Acres: 116.68
Corn Base Acres*: 105.01
Corn PLC Yield: 148 Bu.

Bean Base Acres*: 14.16

Bean PLC Yield: 46 Bu.

** Base acres are estimated. Final base acres will be determined by the local FSA office.*

Soil Types/Productivity

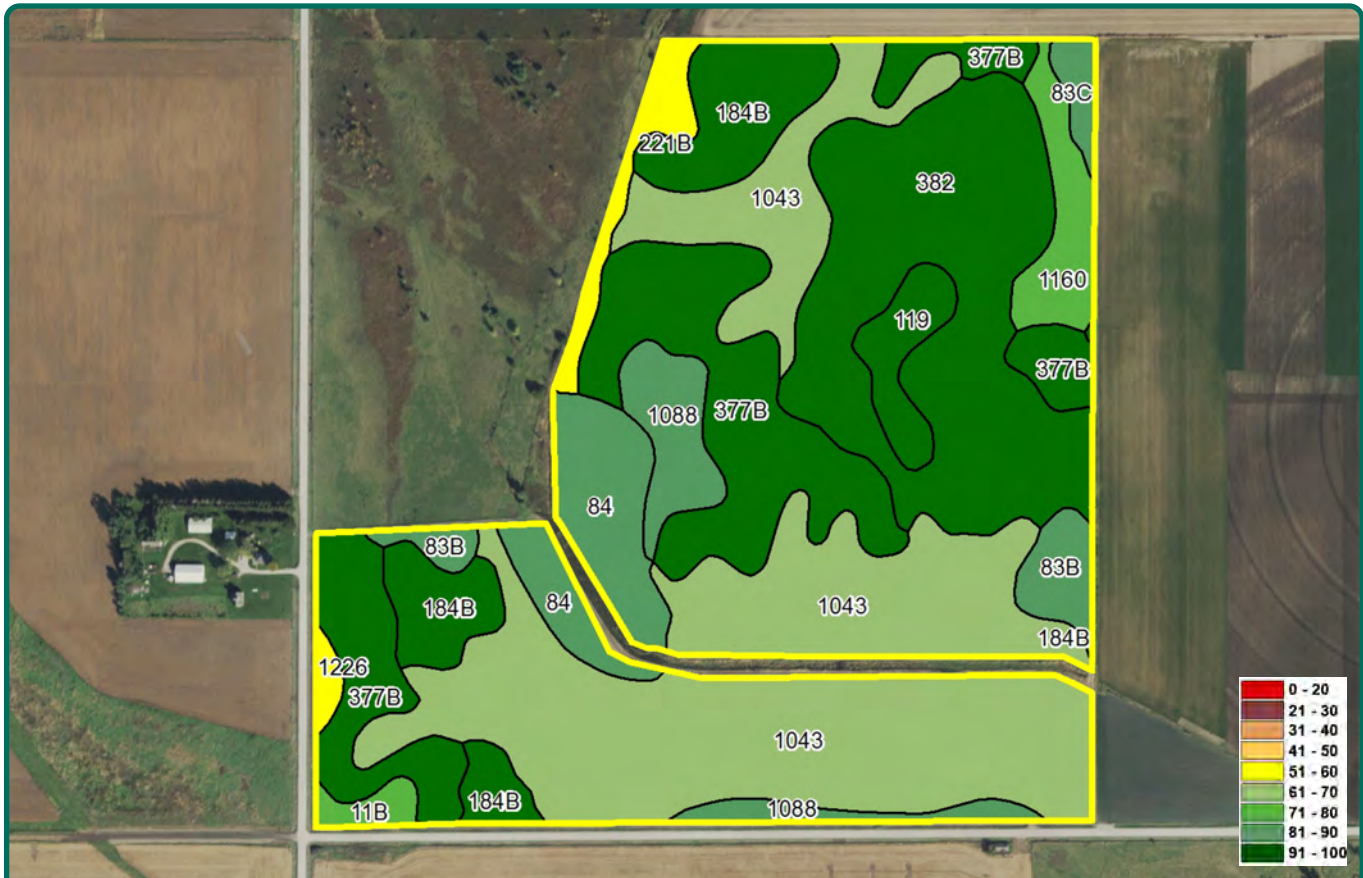
Primary soils are Bremer, Maxfield, and Dinsdale. CSR2 on the FSA crop acres is 82.43 per 2018 Hertz GIS. See soil map for detail.

Land Description

Level to gently rolling.

Comments

This is a nice Benton County farm with good soils and 34 acres of pasture.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes	42.44	36.35	2	68
382	Maxfield silty clay loam, 0 to 2 percent slopes	21.80	18.67	2	94
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.81	16.97	2	95
184B	Klinger silty clay loam, 1 to 4 percent slopes	8.59	7.36	2	95
84	Clyde silty clay loam, 0 to 3 percent slopes	6.68	5.72	2	88
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	4.63	3.96	1	83
1160	Walford silt loam, sandy substratum, 0 to 1 percent slopes	3.28	2.81	3	75
83B	Kenyon loam, 2 to 5 percent slopes	2.56	2.19	2	90
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.51	2.15	1	100
221B	Palms muck, 1 to 4 percent slopes	2.04	1.75	3	54
83C	Kenyon loam, 5 to 9 percent slopes	0.98	0.84	3	85
11B	Colo-Ely complex, 2 to 5 percent slopes	0.91	0.78	2	73
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.53	0.45	2	59

Measured Tillable Acres: 116.76

Average CSR2: 82.43

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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.

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