

Land For Sale

ACREAGE:

LOCATION:

80 Acres, m/l

Benton County, IA



Property Key Features

- Virginia R. Hart Estate Farm
- Nice Laying Cropland with an 81.4 CSR2
- 35 Acres of Nice Pasture and Creek

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**

REID: 010-1781-02



Plat Map

80 Acres, m/l, Benton County, IA

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Aerial Photo

80 Acres



FSA/Eff. Crop Acres:40.60Corn Base Acres:11.77*Bean Base Acres:3.65*Soil Productivity:81.39 CSR2*Estimated Base Acres

Property Information 80 Acres, m/l

Location

From Vinton: 5¹/₃ miles north on County Road V61 and ¹/₄ mile west on 54th Street. Farm is located on the south side of the road.

From Mt. Auburn: ¹/₄ mile west on County Road D65, 1 mile south on 20th Avenue and ¹/₄ mile east on 54th Street. Farm is located south side of the road.

Legal Description

The NE¹/₄ of the NW¹/₄ and the NW¹/₄ of the NE¹/₄ of Section 26, Township 86 North, Range 11 West of the 5th P.M., Benton County, Iowa.

Price & Terms Price Reduced!

- \$396,000 \$340,000
- \$4,950/acre \$4,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,900.00 Net Taxable Acres: 78.0 Tax per Net Taxable Acre: \$24.36

FSA Data - Estimated

Part of Farm Number 426, Tract 984 FSA/Eff. Crop Acres: 40.60 Corn Base Acres: 11.77* Corn PLC Yield: 148 Bu. Bean Base Acres: 3.65* Bean PLC Yield: 46 Bu. *Base acres are estimated. Final base acres will be determined by the Benton County FSA office.

Soil Types/Productivity

Primary soils are Nevin, Colo, and Spillville. CSR2 on the FSA/Eff. crop acres is 81.39. See soil map for detail.

Land Description

Level to gently rolling.

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Soil Map 40.6 FSA/Eff. Crop Acres

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| and the same of the factor of | Soil Name | Acres | % of Field | NIRR Land Class | and the set of the set of |
| and the same of the factor of | | Acres 25.90 | % of Field 63.77 | NIRR Land Class | CSR2 83 |
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Water & Well Information

Water for the livestock is supplied by the creek.

Comments

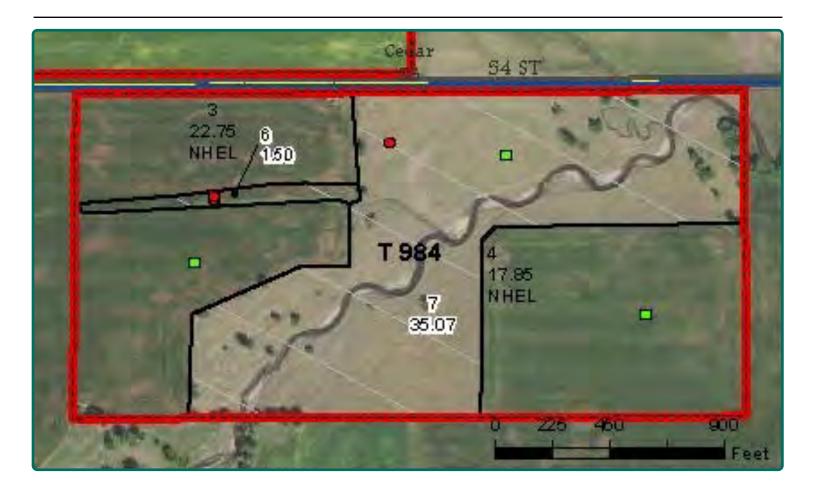
This is a nice 80 acres with good soils on the cropland and 35 acres of wellmaintained cattle pasture. The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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80 Acres



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Property Photos



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