

Land For Sale

ACREAGE:

80 Acres, m/l

LOCATION:

Benton County, IA

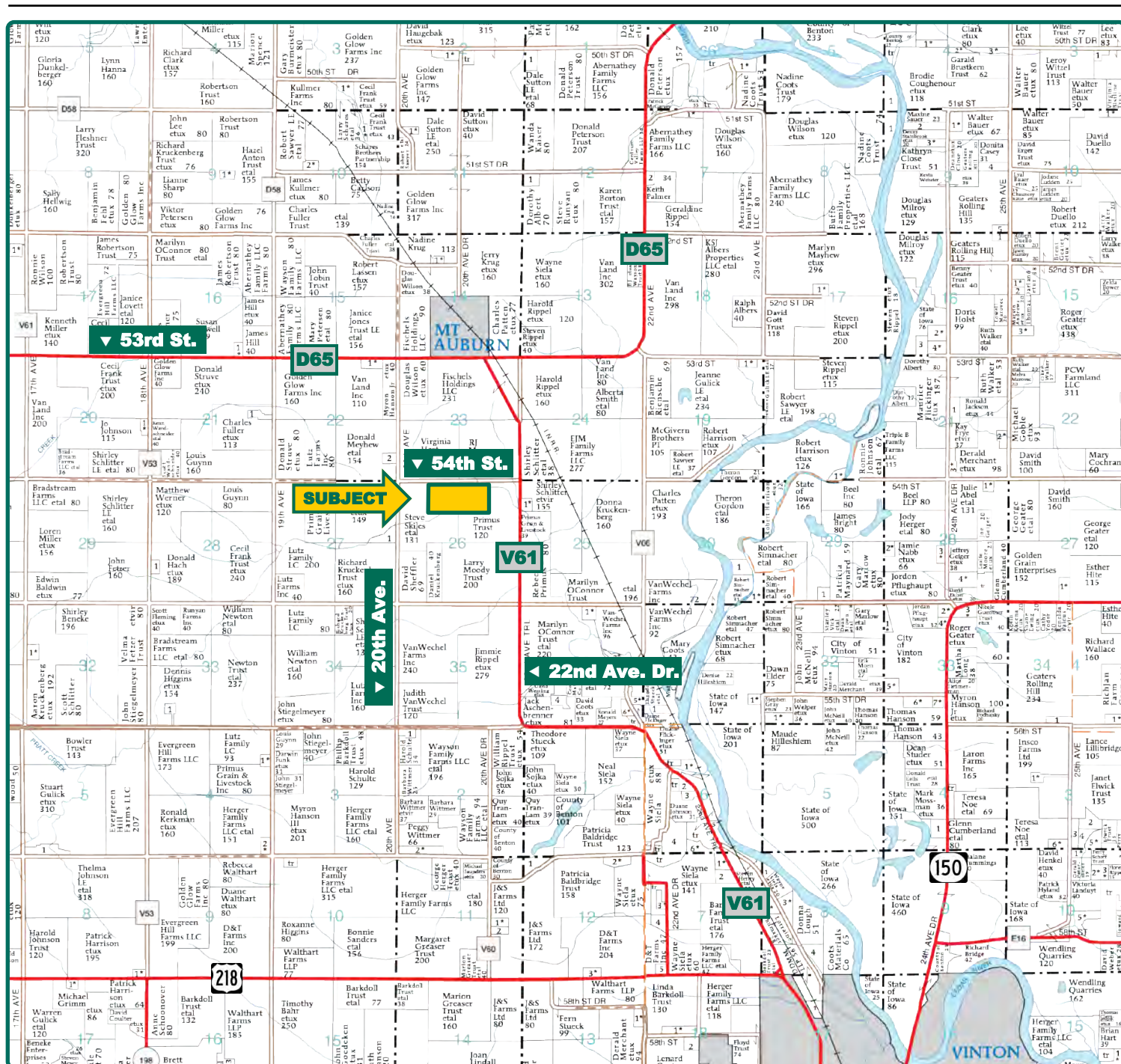


Property *Key Features*

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

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FSA/Eff. Crop Acres: 40.60
Corn 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: 5½ miles north on County Road V61 and ¼ mile west on 54th Street. Farm is located on the south side of the road.

From Mt. Auburn: ¼ mile west on County Road D65, 1 mile south on 20th Avenue and ¼ mile east on 54th Street. Farm is located south side of the road.

Legal Description

The NE¼ of the NW¼ and the NW¼ of the NE¼ 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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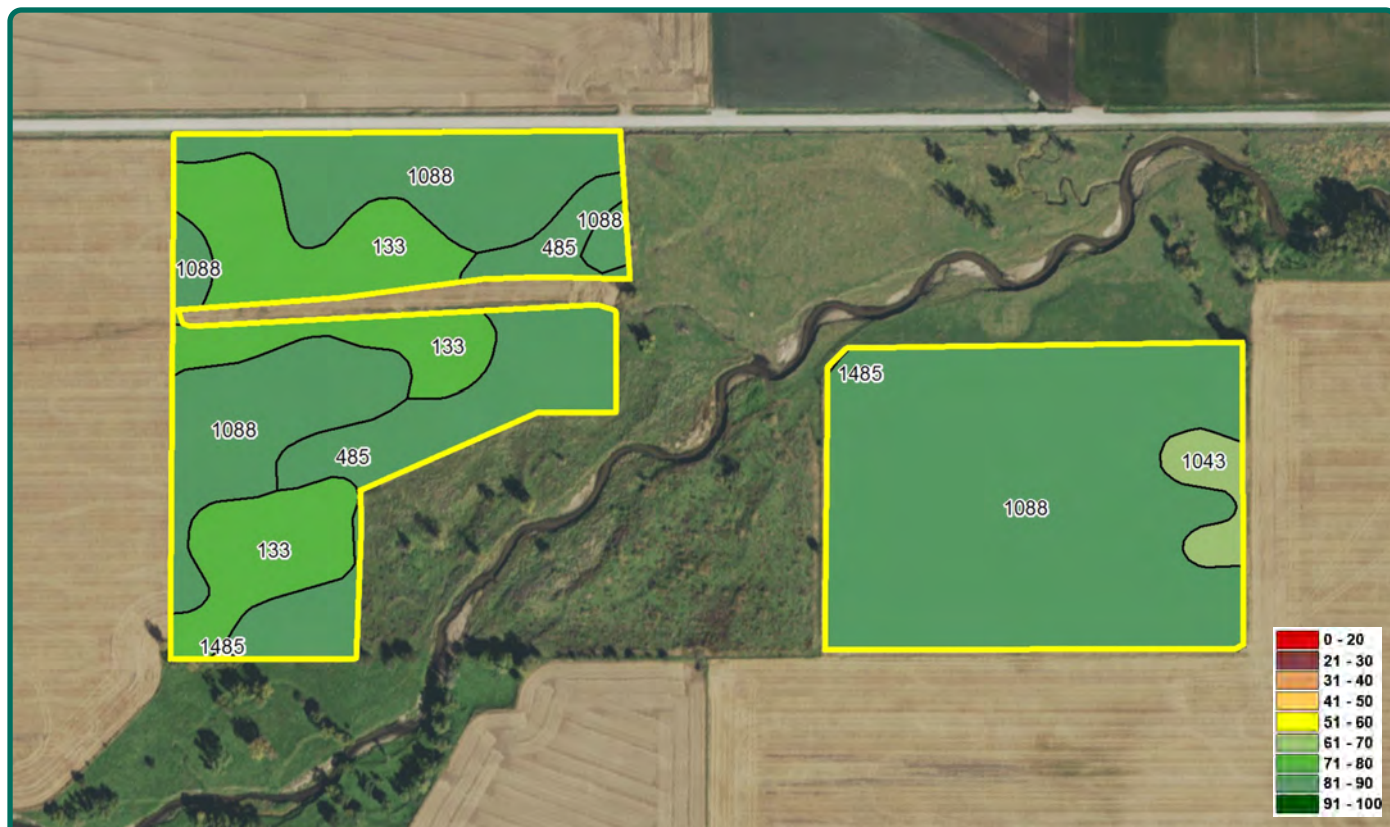
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	25.90	63.77	1	83	
133	Colo silty clay loam, 0 to 2 percent slopes	8.01	19.71	2	74	
485	Spillville loam, 0 to 2 percent slopes	5.70	14.04	2	87	
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes	0.97	2.38	2	68	
1485	Spillville loam, channeled, 0 to 2 percent slopes	0.04	0.10	5	41	

Measured Tillable Acres: 40.60

Average CSR2: 81.39

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 well-maintained 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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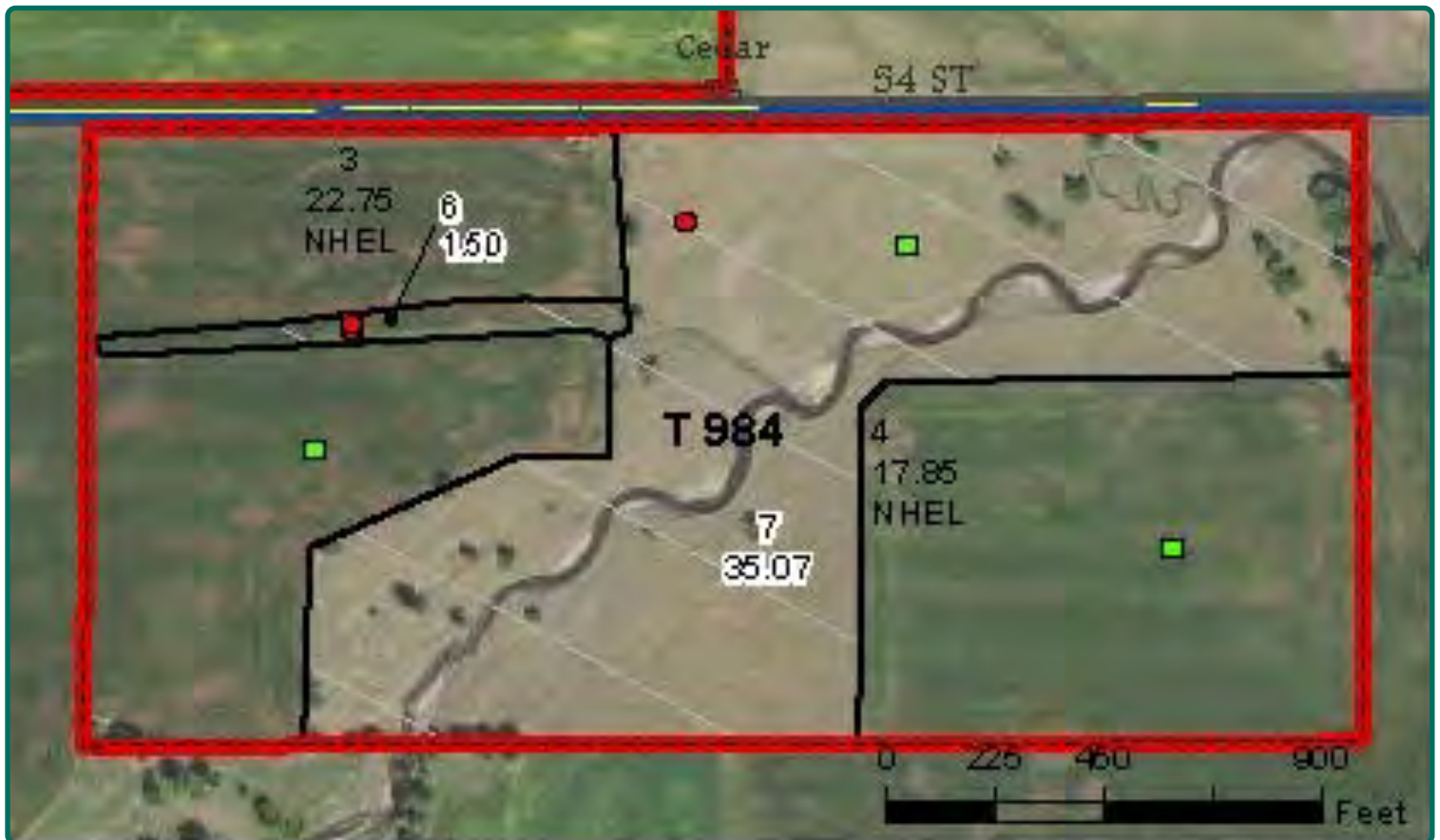
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