

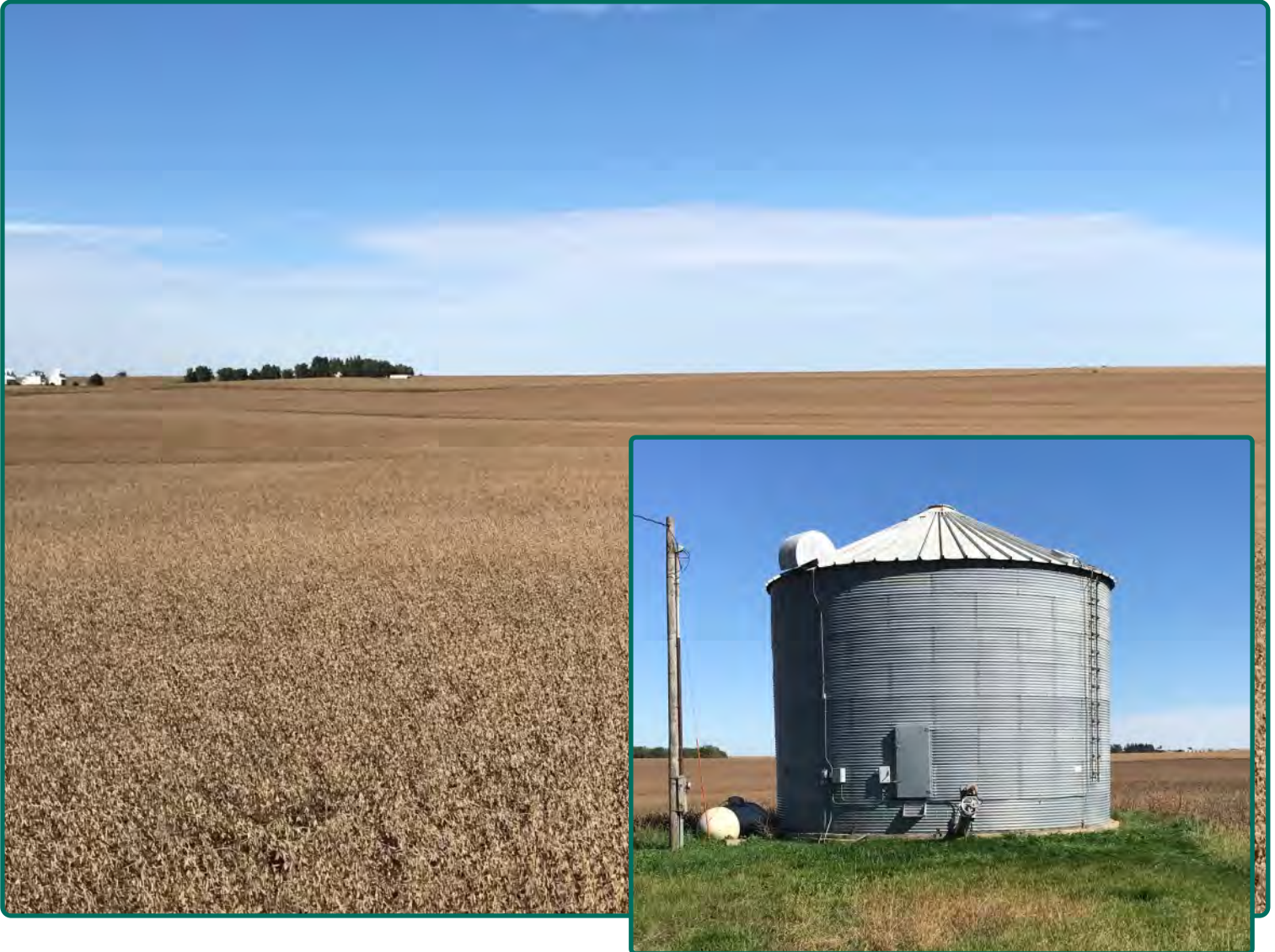
Land For Sale

ACREAGE:

155 Acres, m/l

LOCATION:

Benton County, IA



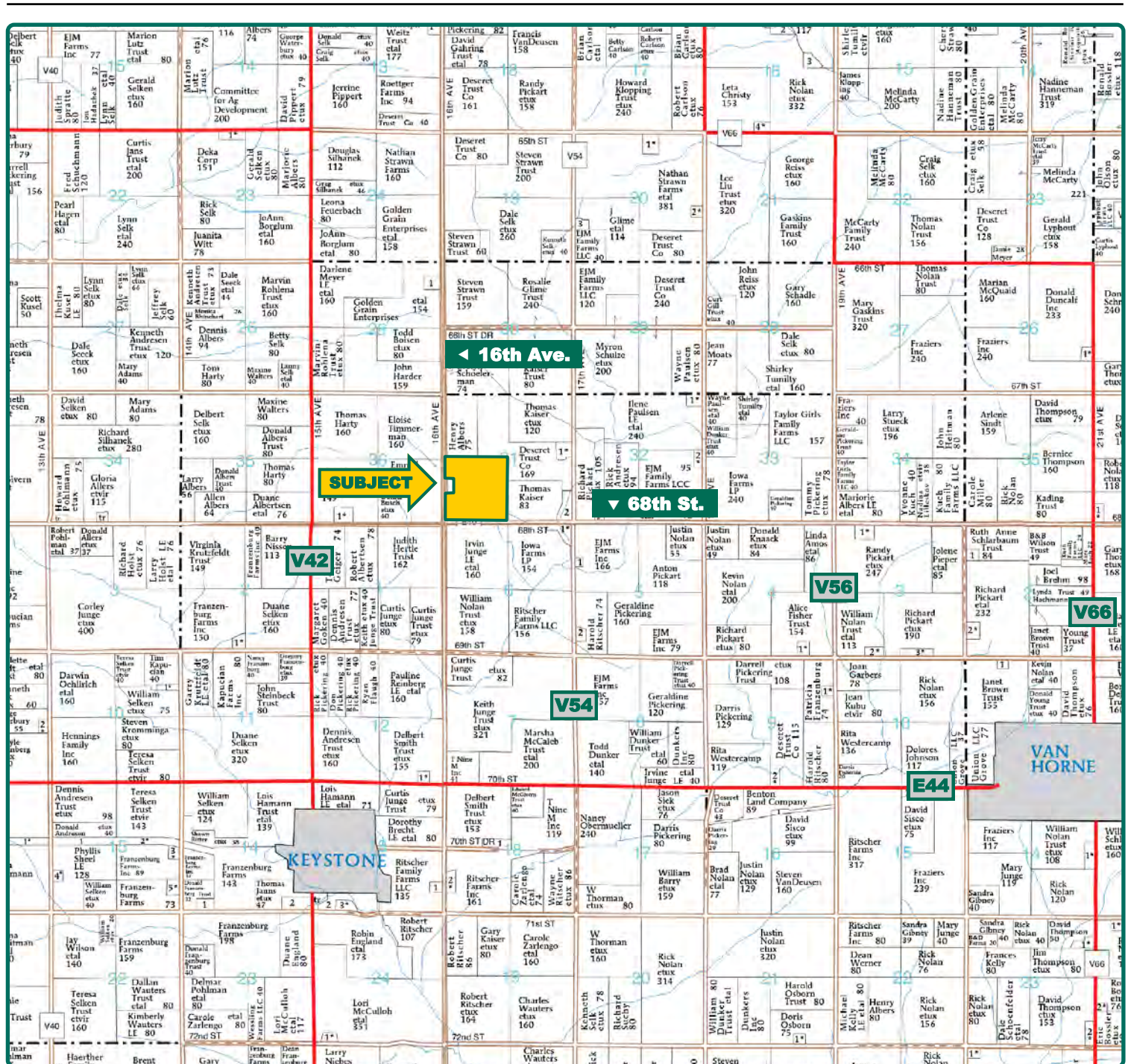
Property Key Features

- Vaughn Farm Co. Inc. Farm
- High-Quality 87.6 CSR2 Farm
- Located in a Strong Area North of Keystone

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Total Acres:	155.00
Crop Acres:	146.54*
Corn Base Acres:	86.26
Bean Base Acres:	59.40
Soil Productivity:	87.6 CSR2

**Includes 3.9 acres certified as grass*

Property Information

155 Acres, m/l

Location

From Keystone: 3 miles north on County Road V42 and then 1 mile east on 68th Street.

Legal Description

The SW¼ of Section 31, Township 84 North, Range 11 West of the 5th P.M., Benton County, Iowa, except commencing 1,136.3 feet North of the SW corner of Section 31, Township 84 North, Range 11, West of the 5th P.M., thence North 413.1 feet, thence East 290.0 feet, thence South 413.1 feet, thence West 290.0 feet to the place of the beginning.

Price & Terms

- \$1,495,750
- \$9,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$4,026.00
Net Taxable Acres: 151.76
Tax per Net Taxable Acre: \$26.53

FSA Data

Farm Number 8613, Tract 3189
Crop Acres: 146.54*
Corn Base: 86.26
Corn PLC Yield: 170 Bu.
Bean Base: 59.40
Bean PLC Yield: 52.0 Bu.

**This includes 3.9 acres of cropland being certified as grass.*

CRP Contracts

None. Contour Buffer Strip CRP contract was bought out in the Spring of 2018.

Soil Types/Productivity

Primary soils are Dinsdale, Colo and Colo-Ely. CSR2 on the non-grass, FSA crop acres is 87.6 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling.

Buildings/Improvements

The farm is improved with a 30' x 19' grain bin constructed in 1970 (approx.). The LP tank is owned.

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Measured Tillable Acres	142.6	Avg. CSR	80.6	Avg. CSR2	87.6
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Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	90	94	39.2%	Ile	55.88
133	Colo silty clay loam, 0 to 2 percent	80	78	20.6%	Ilw	29.43
377C	Dinsdale silty clay loam, 5 to 9	75	90	16.5%	IIle	23.60
11B	Colo-Ely complex, 0 to 5 percent	68	83	15.8%	Ilw	22.48
377C2	Dinsdale silty clay loam, 5 to 9	73	85	7.9%	IIle	11.32

Drainage

Natural drainage as well as supplemental drainage tile.

Comments

This is an excellent-quality Benton County farm located in a strong area with excellent soils!

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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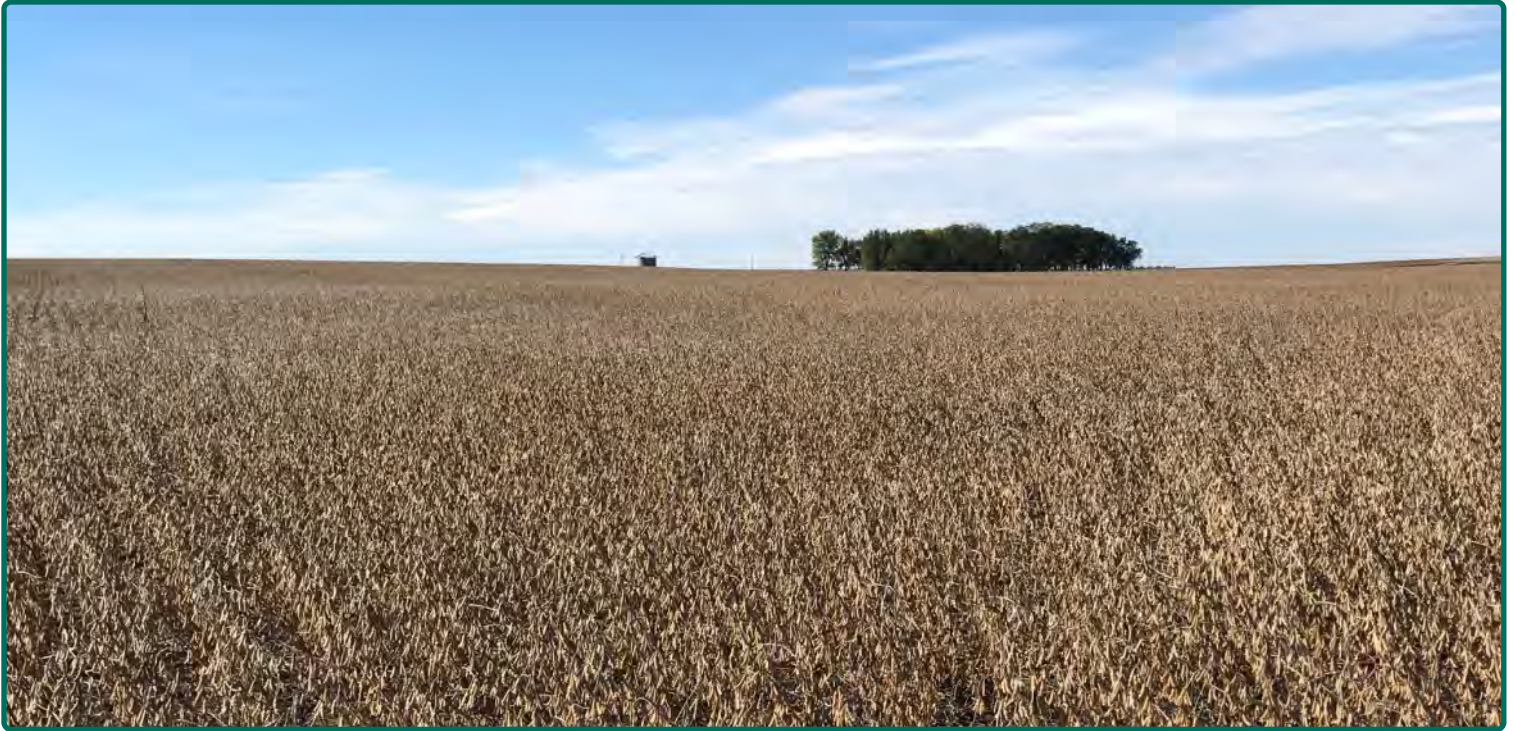
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