

Land For Sale

ACREAGE:

13 Acres, m/l

LOCATION:

Benton County, IA

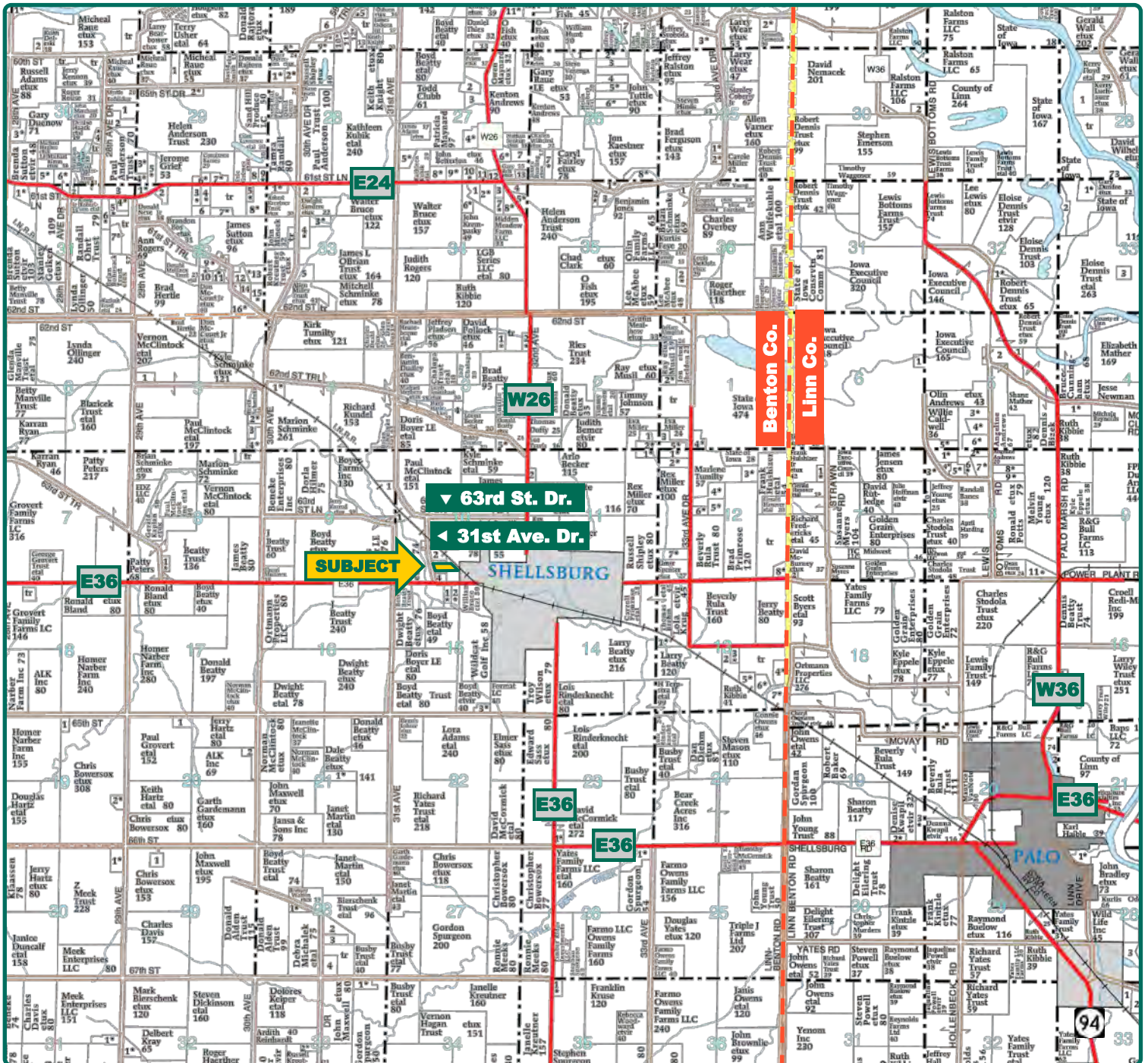


Property Key Features

- Kintzle Farm
- Located on the Northwest side of Shellsburg City Limits
- 11.6 Acres in production with a 91.3 CSR2

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FSA/Eff. Crop Acres: 10.08
Add'l Cropped Acres: 1.52*
Corn Base Acres: 5.20
Soil Productivity: 91.3 CSR2

**Currently being farmed but not certified as cropland by the FSA office.*

Property Information

13 Acres, m/l

Location

From Shellsburg: ¼ mile west on County Road E36 and north on 31st Avenue Drive. Farm is located on the east side of the road.

Legal Description

That part of the SE¼ of the SW¼ of Section 10, Township 84 North, Range 9 West of the 5th P.M. Benton County, Iowa. The exact legal to be taken from abstract.

Price & Terms

- \$149,500
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$408.00
 Net Taxable Acres: 13.00
 Tax per Net Taxable Acre: \$31.38

FSA Data—Estimated

Farm Number 7181, Tract 11488
 FSA/Eff. Crop Acres: 10.08
 Add'l Cropped Acres: 1.52*
 Corn Base Acres: 5.20
 Corn PLC Yield: 125 Bu.
**There are 10.08 crop acres certified as cropland by the Benton County FSA. An additional 1.52 acres are being farmed that are not currently certified as cropland by the FSA office.*

Soil Types/Productivity

Soils are comprised of Atterberry and Tama. CSR2 on productive crop acres is 91.3. See soil map for detail.

Land Description

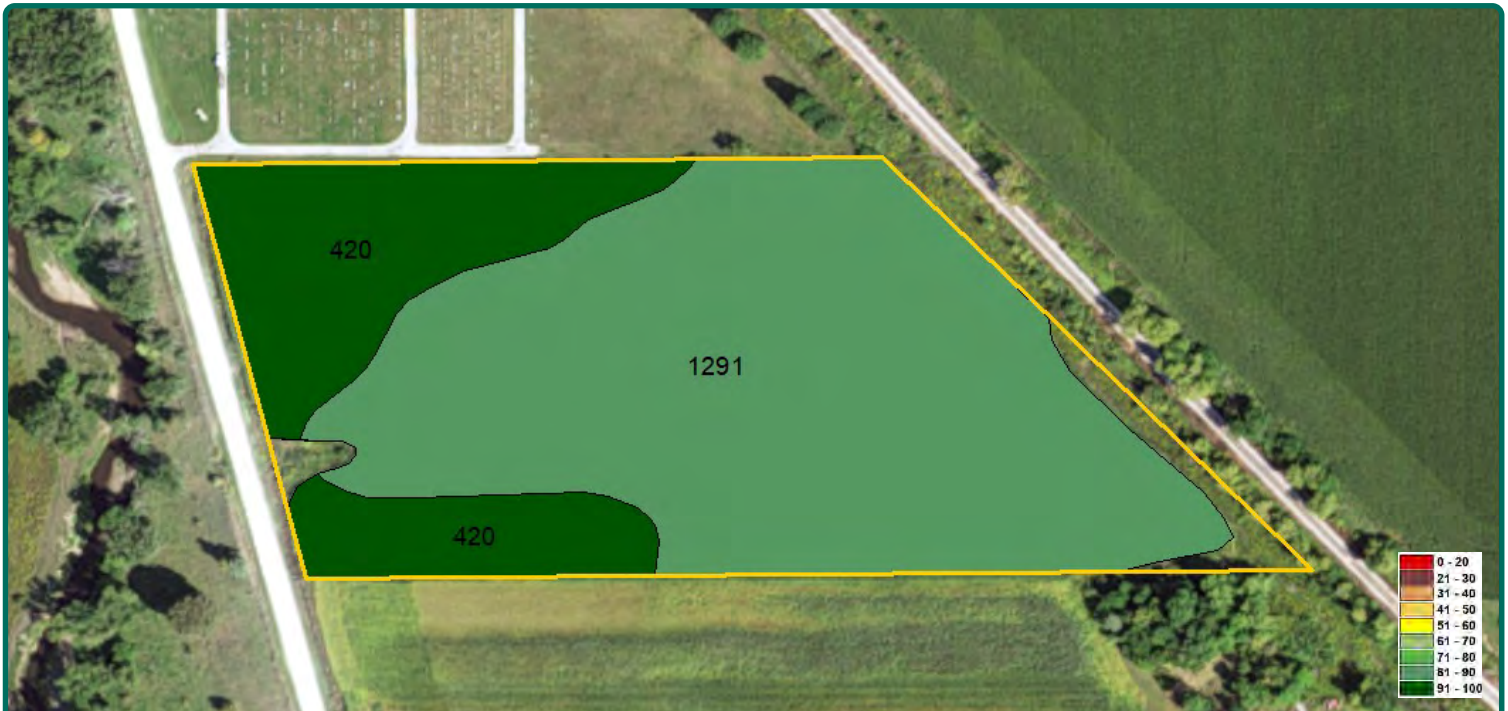
Level.

Drainage

There is considerable amount of tile that has been installed in this farm.

Comments

This is a high-quality Benton County farm with residential/development potential.



| Measured Tillable Acres | | 11.6 | | Avg. CSR2 | | 91.3 | |
|-------------------------|---------------------------------------|------|------------------|---------------|-------|------|--|
| Soil Label | Soil Name | CSR2 | Percent of Field | Non_Irr Class | Acres | | |
| 1291 | Atterberry silt loam, benches, 0 to 2 | 88 | 72.4% | Iw | 8.44 | | |
| 420 | Tama silty clay loam, terrace, 0 to 2 | 100 | 27.6% | I | 3.21 | | |

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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