

Land For Sale

ACREAGE:

140 Acres, m/l

LOCATION:

Benton County, IA

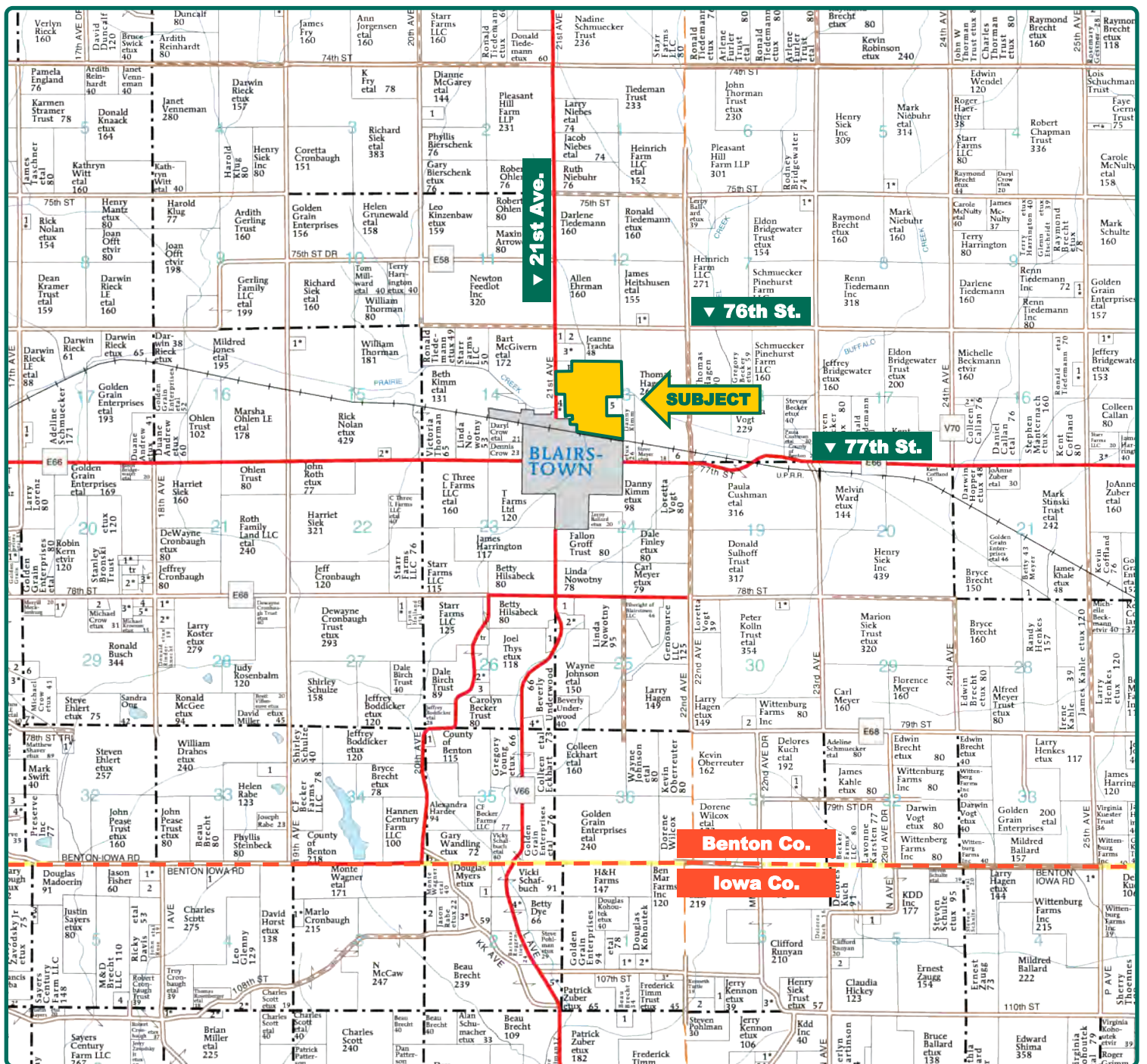


Property Key Features

- **Wiebold Estate Farm**
- **Located North of Blainstown — Along a Hard-Surface Road**
- **80.6 CSR2**

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



Map reproduced with permission of Farm & Home Publishers, Ltd.

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858

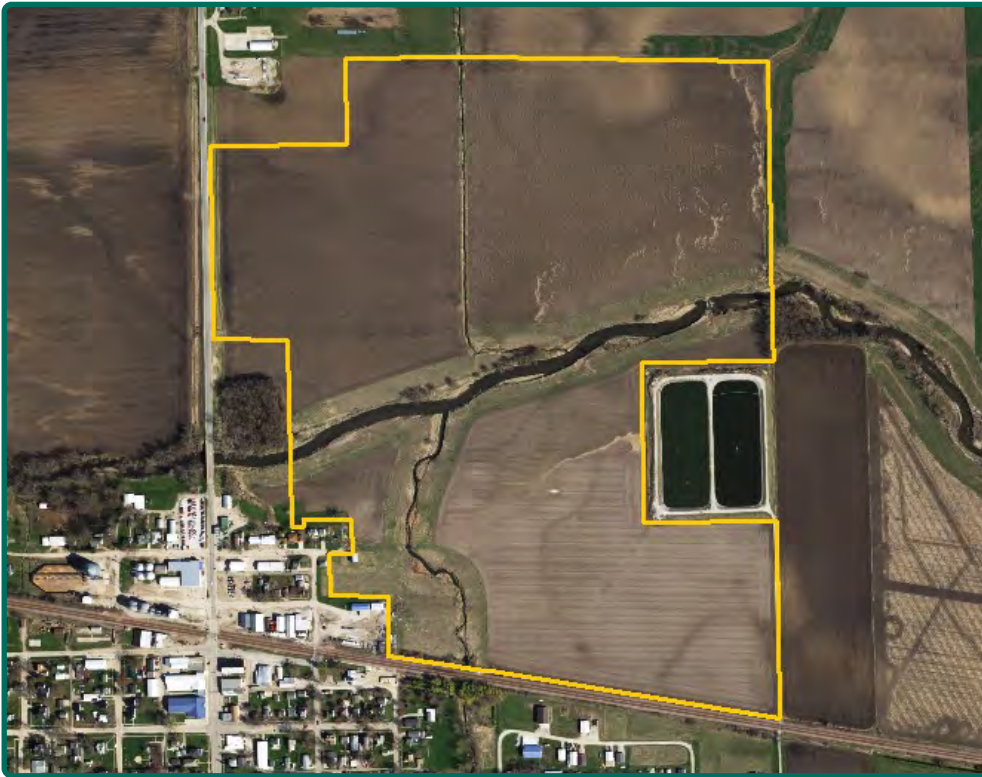
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314

www.Hertz.ag



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



FSA/Eff. Crop Acres:	110.77*
CRP Acres:	19.12
Corn Base Acres:	101.39*
Bean Base Acres:	9.38*
Soil Productivity:	80.6 CSR2

**FSA/Eff. Crop Acres and Bases are estimated.*

Property Information

140 Acres, m/l

Location

From Blairstown: ¼ mile north on 21st Avenue. The farm is located on the east side of the road.

Legal Description

The S½ of the NW¼ except 6 acres in the Northwest corner, and that part of the SW¼ lying north of the railroad tracks with exceptions, all located in Section 13, Township 82 North, Range 11 West of the 5th P.M., Benton County, Iowa. The exact legal description will be determined by an abstract.

Price & Terms

- \$1,225,000
- \$8,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to the 2019 cash rent lease.

Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$3,362.00*
Net Taxable Acres: 140.11*

Tax per Net Taxable Acre: \$24.00*

**The northwest corner has been recently surveyed off. The taxes and net taxable acres for this farm are estimated pending reassessment by the Scott County Assessor.*

FSA Data—Estimated

Part of Farm Number 1404, Tract 1201

FSA/Eff. Crop Acres: 110.77*

CRP Acres: 19.12

Corn Base Acres: 101.39*

Corn PLC Yield: 141 Bu.

Bean Base Acres: 9.38*

Bean PLC Yield: 48 Bu.

**FSA/Eff. Crop Acres and Bases are estimated pending reconstitution of farm by the Benton County FSA office.*

CRP Contracts

There are 19.12 acres enrolled in a CP-21 contract that pays \$4,495 annually and expires September 30, 2019.

Troy Louwagie, ALC

Licensed in IA & IL

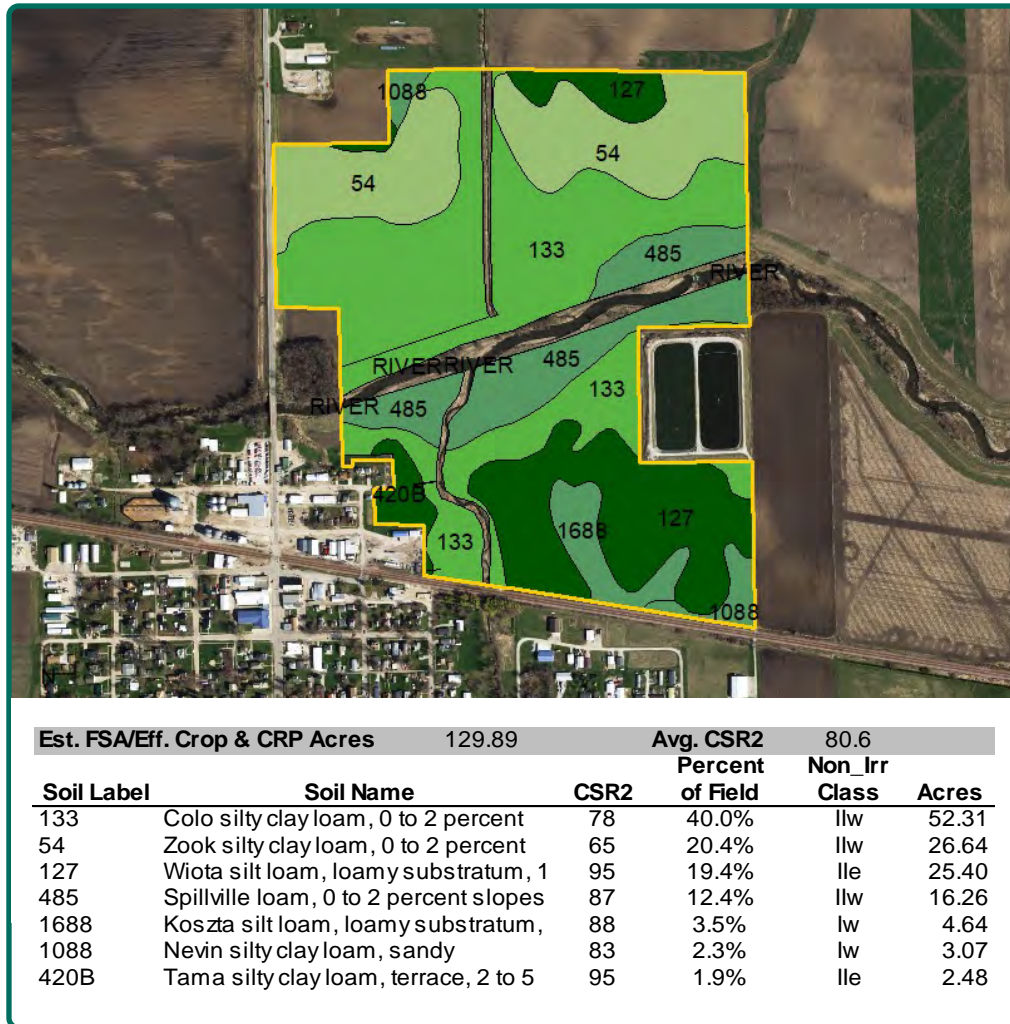
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



Soil Types/Productivity

Primary soils are Colo, Zook and Wiota. CSR2 on the estimated FSA/Eff. crop and CRP acres is 80.6. See soil map for detail.

Land Description

Level.

Buildings/Improvements

There is a small garage located in the southwest corner of the farm.

Temporary Construction Easement

The City of Blairstown intends to do some repairs to their city lagoon in the summer of 2020. They are requesting approximately 2 acres to be used for a temporary construction easement to store machinery equipment and materials during the summer of 2020. Contact the listing agent for more details.

Comments

This is a nice income-producing farm located north of Blairstown, along a hard-surface road. Includes 110.77 acres of cropland and an additional 19.12 acres of CRP that can be brought back into production for the 2020 crop year.

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.

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



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