

Land For Sale

ACREAGE:

40 Acres, m/l

LOCATION:

Benton County, IA

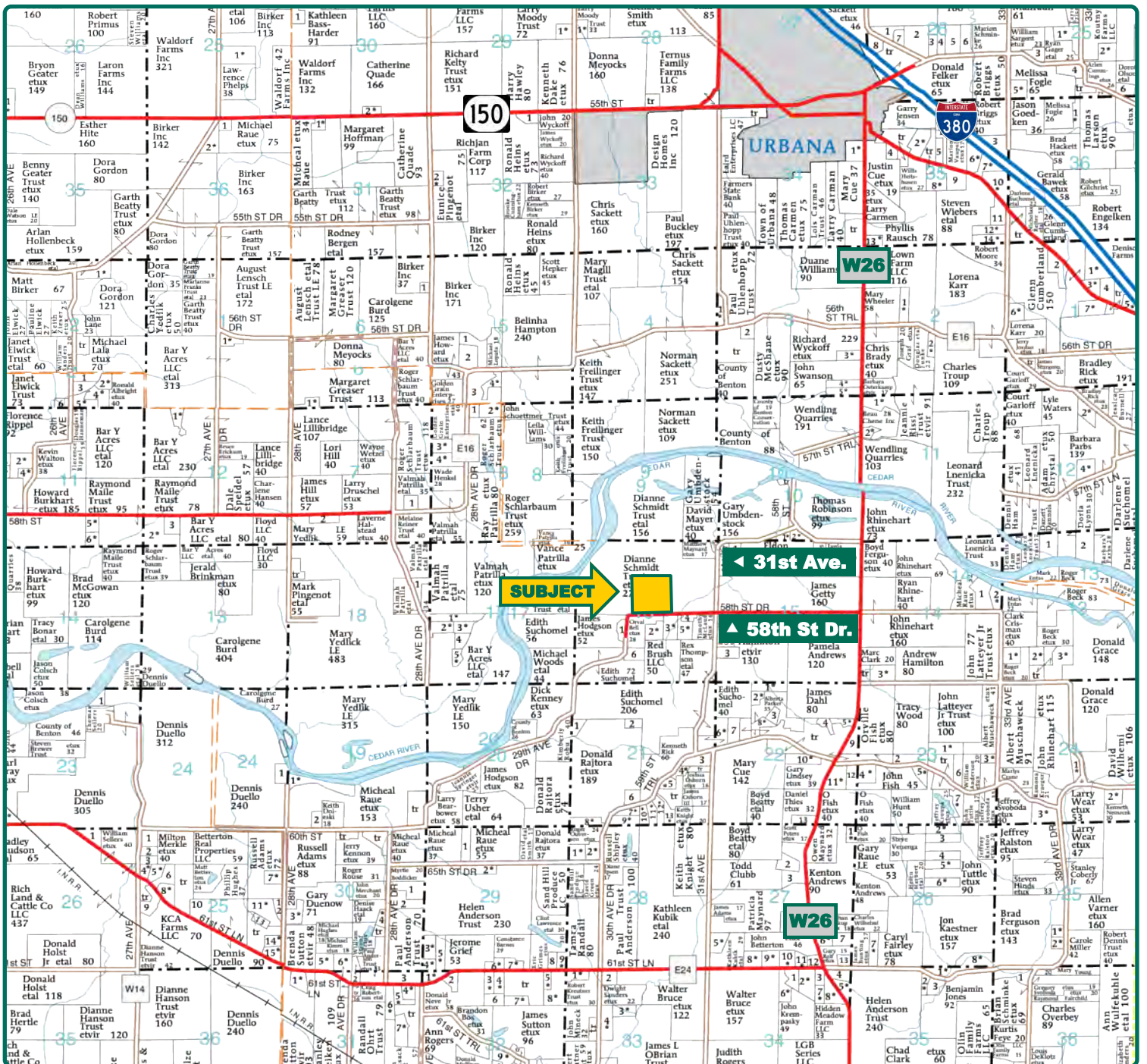


Property Key Features

- **Mixture of Timber and Cropland**
- **Located Along a Hard-Surface Road**
- **Attractive Building Site**

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FSA/Eff. Crop Acres:	25.44*
Corn Base Acres:	3.64*
Oat Base Acres:	1.33*
Soil Productivity:	51.48 CSR2
<i>*FSA/Eff. Crop Acres and Bases are estimated.</i>	

Property Information

40 Acres, m/l

Location

From Urbana: 3¼ miles south on County Road W26 and 1¼ miles west on 58th Street Drive.

From Shellsburg: 2¾ miles north on County Road W26 and 1¼ miles west on 58th Street Drive.

Legal Description

The SW¼ of the NE¼ of Section 16, Township 85 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$260,000
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$702.00*

Net Taxable Acres: 39*

Tax per Net Taxable Acre: \$18.00*

**Taxes estimated pending survey of property. Benton County Treasurer/ Assessor will determine final tax figures. Some of the timber is enrolled in the Forest Reserve Program.*

FSA Data—Estimated

Part of Farm Number 85, Tract 2551

FSA/Eff. Crop Acres: 25.44*

Corn Base Acres: 3.64*

Corn PLC Yield: 121 Bu.

Oat Base Acres: 1.33*

Oat PLC Yield: 57 Bu.

**Acres and bases are estimated pending reconstitution of farm by the Benton County FSA office.*

Soil Types/Productivity

Primary soils are Lamont, Fayette and Chelsea. CSR2 on the estimated FSA/Eff. crop acres is 51.48. See soil map for detail.

Land Description

Level to gently rolling.

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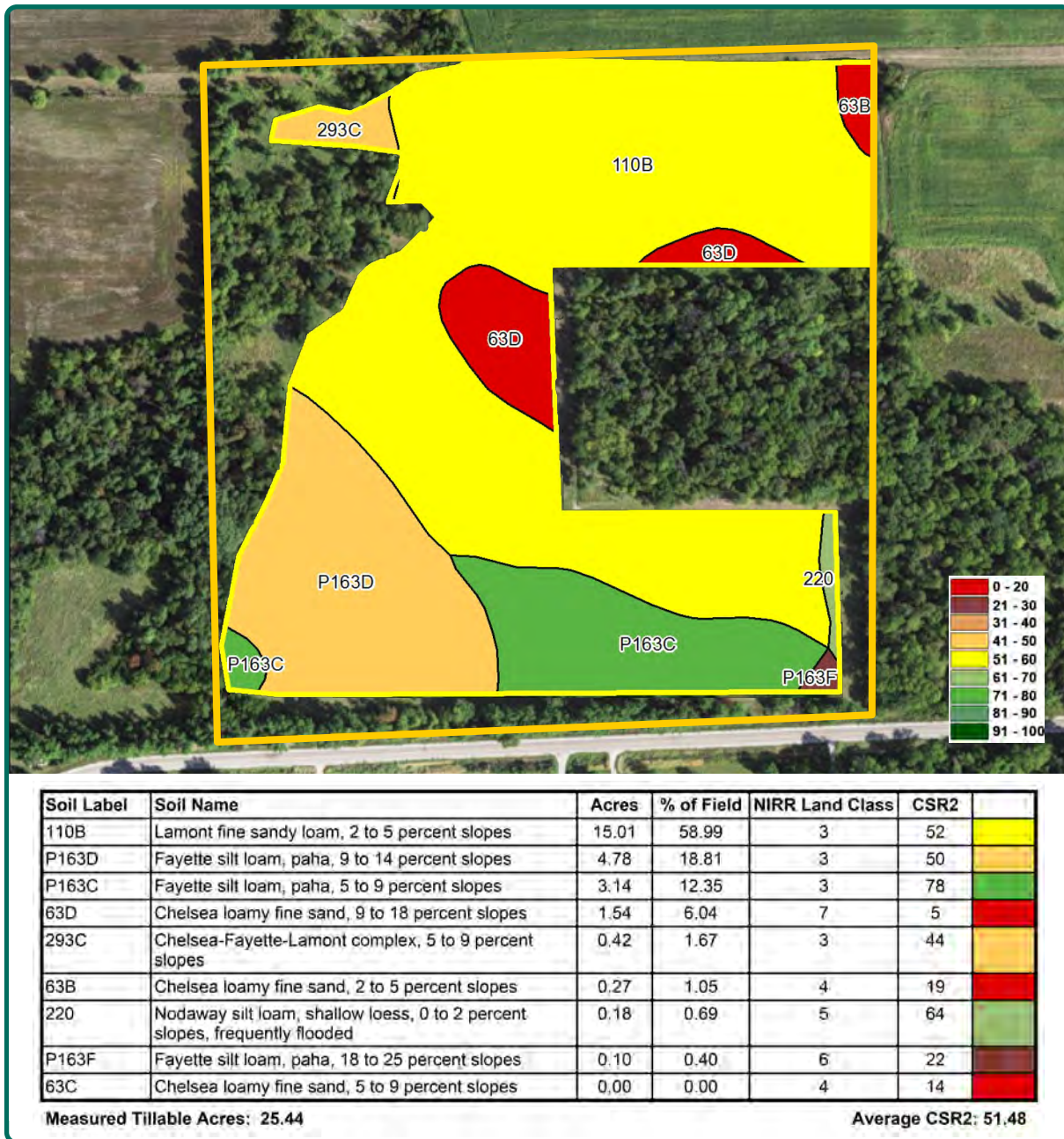
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Comments

This is an attractive building site located on a hard-surface road and includes a mixture of timber and cropland.

Additional Land For Sale

Seller has an additional three parcels located to the north, west and east of this property available for sale. See Additional Land Aerial Map.

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.

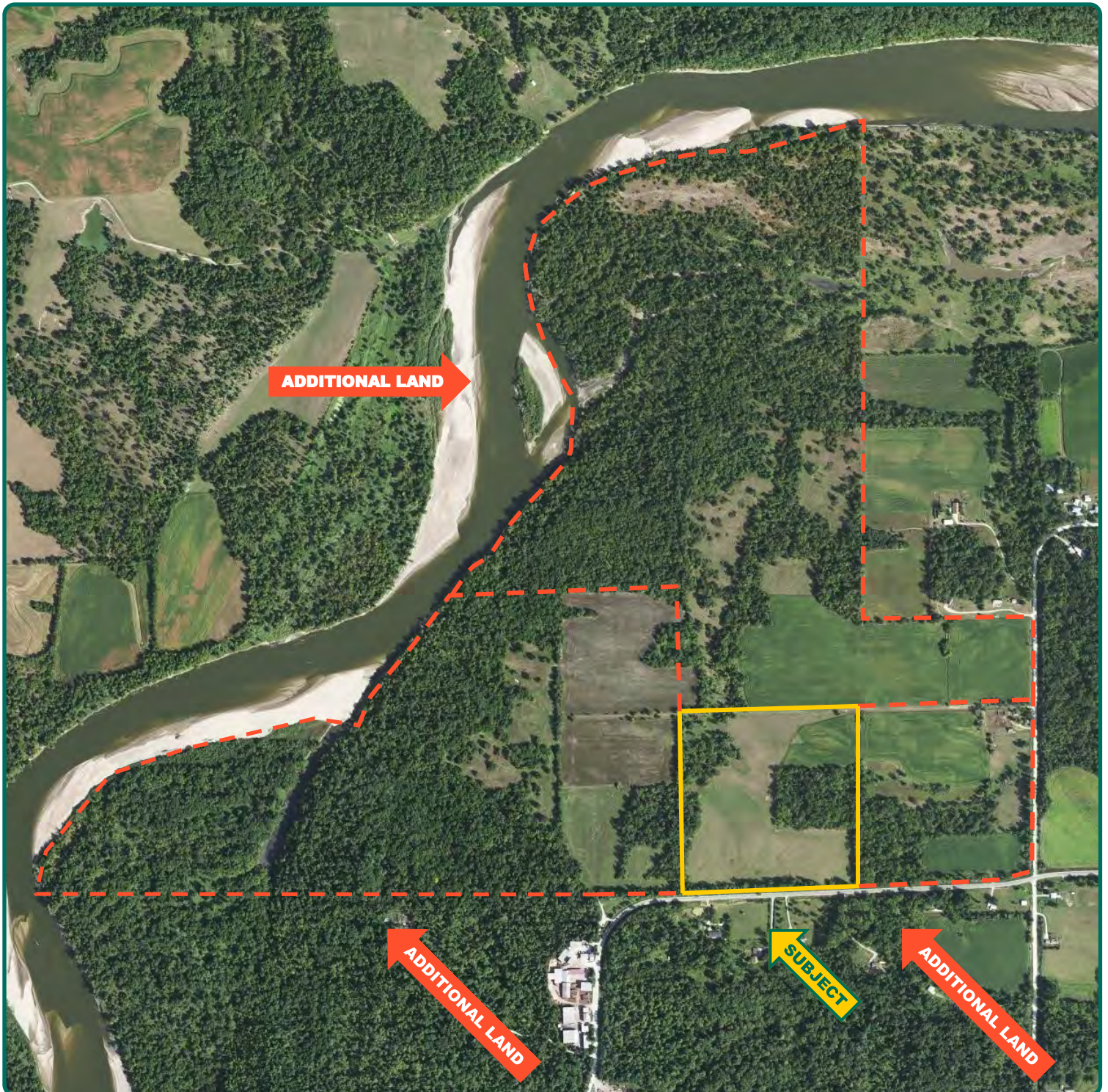
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