

Land For Sale

ACREAGE:

40 Acres, m/l

LOCATION:

Benton County, IA

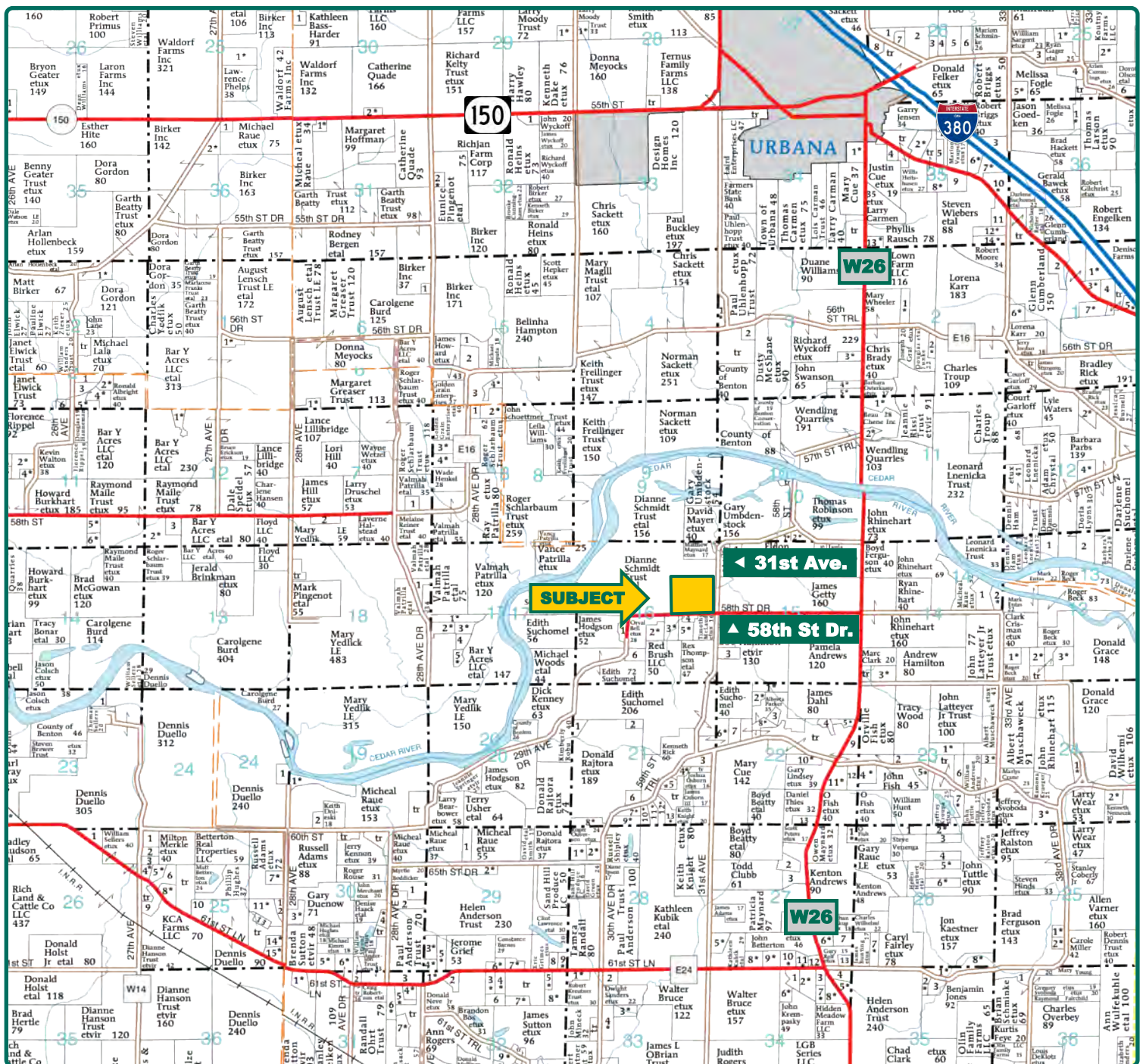


Property Key Features

- Mixture of Timber, Pasture and Cropland
- Located on a Hard-Surface Road
- Attractive Rural Homesite

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FSA/Eff. Crop Acres: 17.62*
Corn Base Acres: 2.52*
Oat Base Acres: 0.92*
Soil Productivity: 30.82 CSR2
**FSA/Eff. Crop Acres and Bases are estimated.*

Property Information

40 Acres, m/l

Location

From Urbana: 3¼ miles south on County Road W26 and 1 mile west on 58th Street Drive.

From Shellsburg: 2¾ miles north on County Road W26 and 1 mile west on 58th Street Drive.

Address

5827 31st Ave.
Vinton, IA 52349

Legal Description

The SE¼ of the NE¼ of Section 16,
Township 85 North, Range 9 West of the
5th P.M., Benton County, Iowa.

Price & Terms

- \$280,000
- \$7,000/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$684.00*
Net Taxable Acres: 38*

**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: 17.62*
Corn Base Acres: 2.52*
Corn PLC Yield: 121 Bu.
Oat Base Acres: 0.92*
Oat PLC Yield: 57 Bu.

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

Soil Types/Productivity

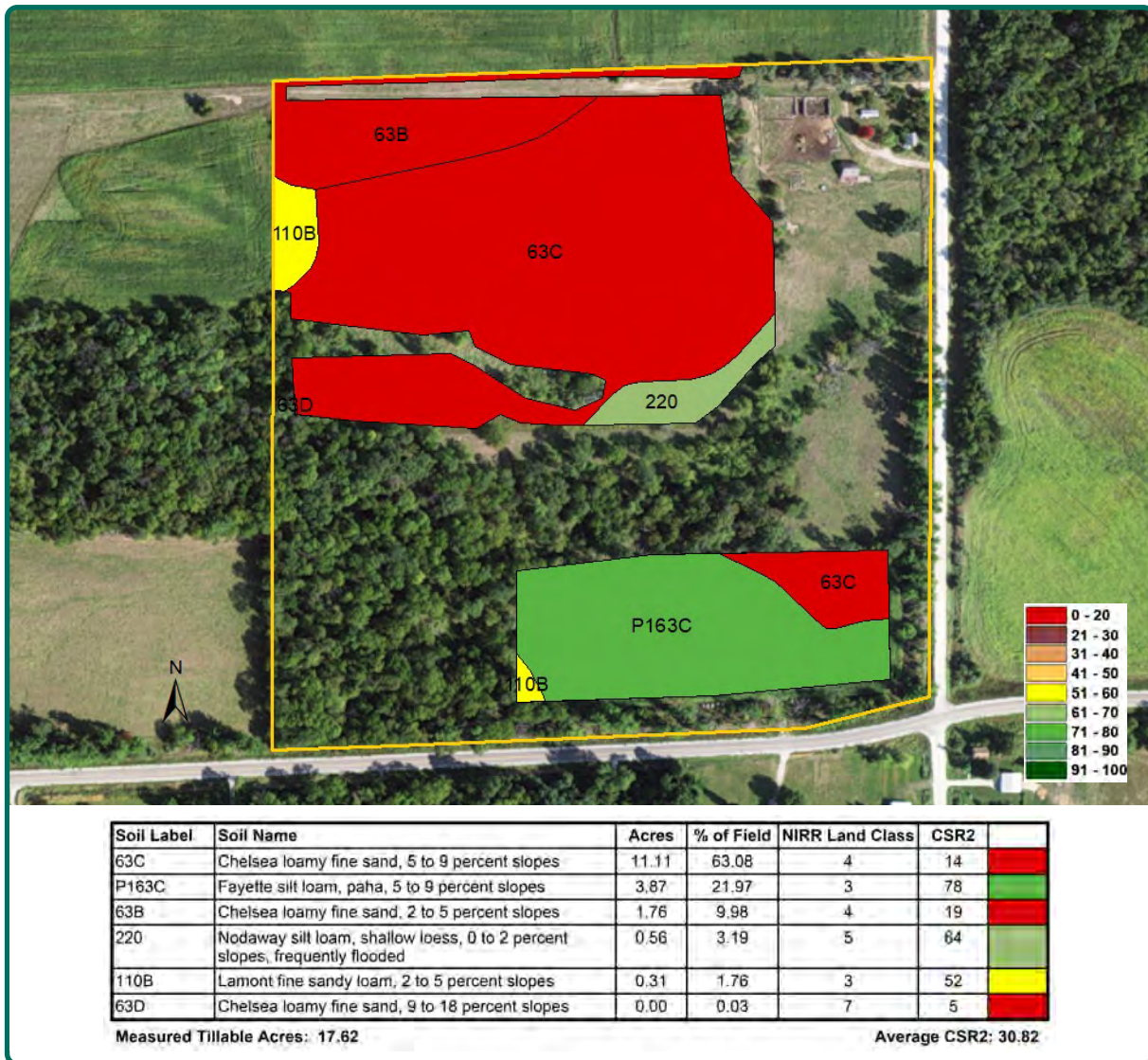
Primary soils are Chelsea, Fayette and Nodaway. CSR2 on the estimated FSA/ Eff. crop acres is 30.82. See soil map for detail.

Land Description

Level to gently rolling.

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Buildings/Improvements

This property includes an old farmhouse and outbuildings. The farmhouse and outbuildings are in poor condition.

Water & Well Information

There is an old well located at the farm site. The status of the well is unknown.

Comments

This is an attractive rural homesite located on a hard-surface road with a mixture of timber, pasture and cropland.

Additional Land For Sale

Seller has an additional three parcels located north and west 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.

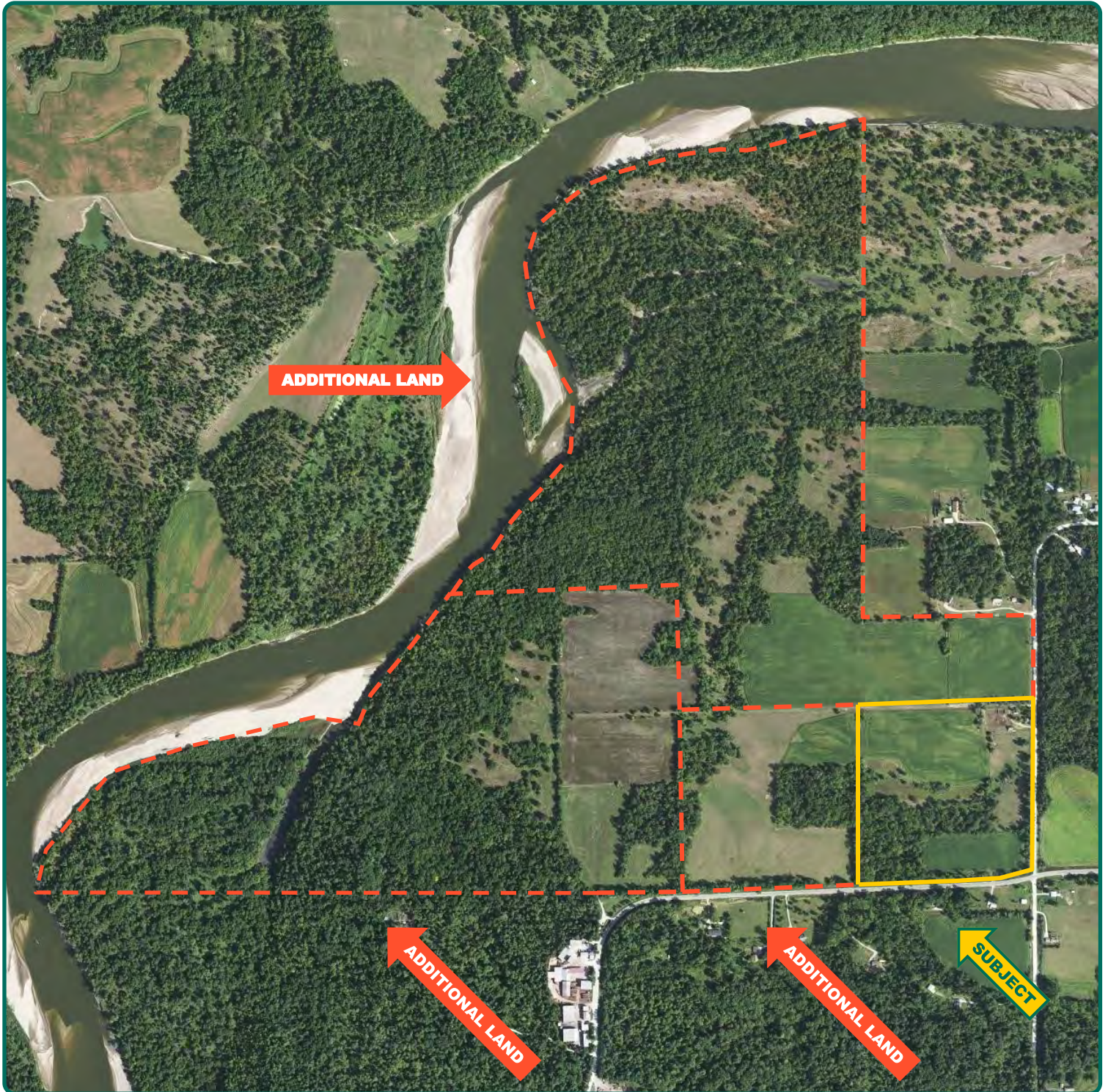
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