

Land For Sale

ACREAGE:

230 Acres, m/l

LOCATION:

Benton County, IA

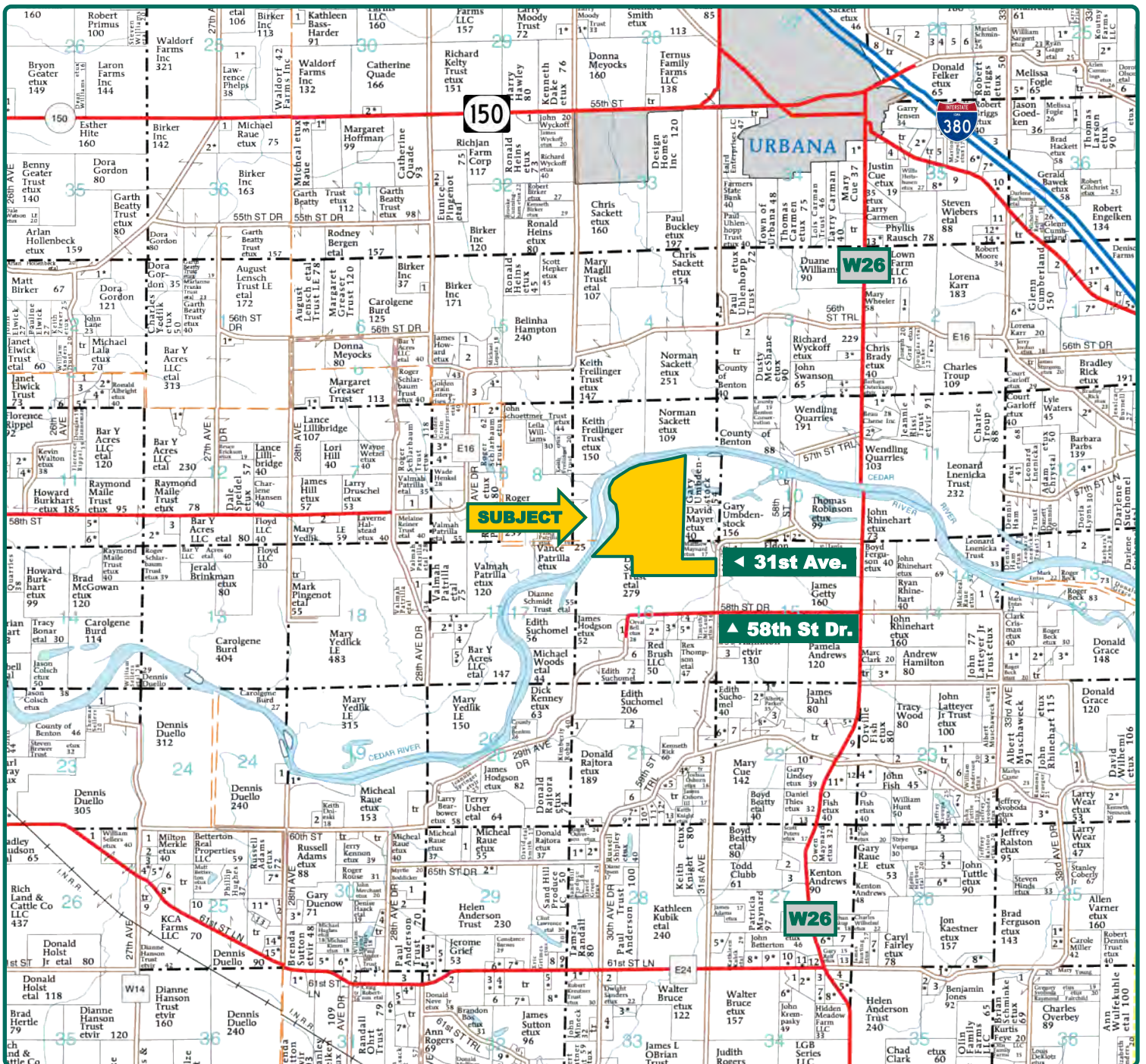


Property Key Features

- **Over $\frac{3}{4}$ of a mile Cedar River Frontage**
- **Mixture of Timber and Cropland**
- **One of the Nicest Recreational Properties Around**

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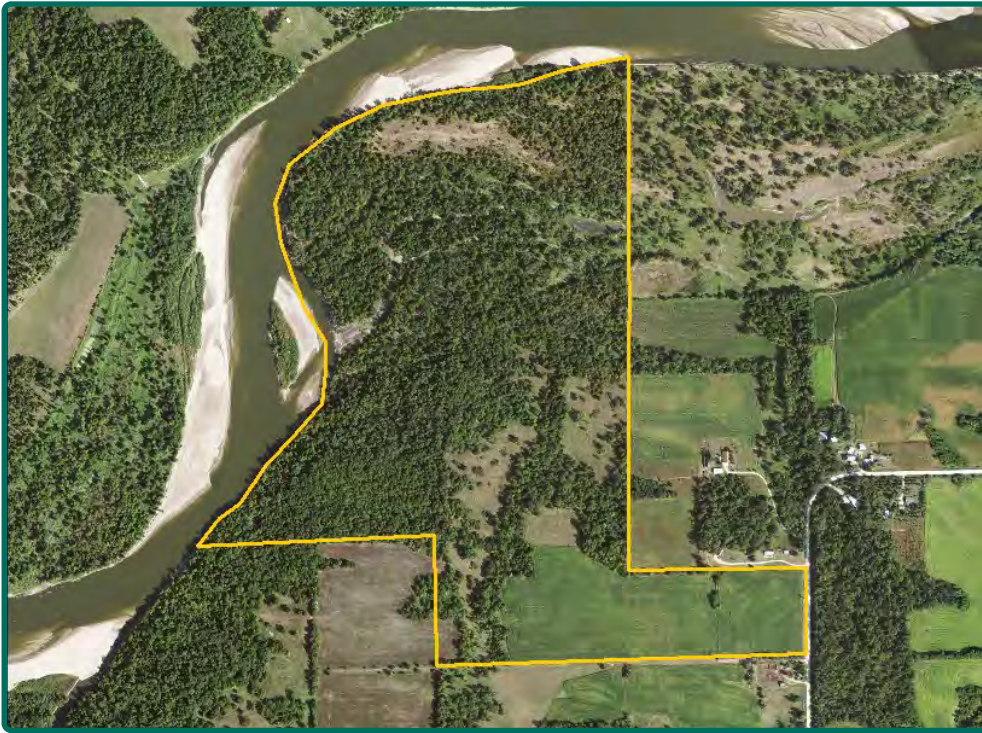
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FSA/Eff. Crop Acres:	52.74*
Cert. Grass Acres:	20.49*
Corn Base Acres:	7.54*
Oat Base Acres:	2.76*
Soil Productivity:	26.2 CSR2

**Acres are estimated.*

Property Information

230 Acres, m/l

Location

From Urbana: 3¼ miles south on County Road W26, 1 mile west on 58th Street Drive, ¼ mile north on 31st Avenue.

From Shellsburg: 2¾ miles north on County Road W26, 1 mile west on 58th Street Drive, ¼ mile north on 31st Avenue.

Legal Description

That part of the E½ of Section 9 lying South of the road and that part of the NW¼ of the NE¼ and the S½ of the NE¼ of the NE¼ of Section 16, all located in Township 85 North, Range 9 West of the 5th P.M., Benton County, Iowa. The exact legal description and acres will be determined by a survey.

Price & Terms

- \$805,000
- \$3,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$2,760.00*
Net Taxable Acres: 229*

Tax per Net Taxable Acre: \$12.05*

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

FSA Data—Estimated

Part of Farm Number 85, Tract 2551

FSA/Eff. Crop Acres: 52.74*

Cert. Grass Acres: 20.49*

Corn Base Acres: 7.54*

Corn PLC Yield: 121 Bu.

Oat Base Acres: 2.76*

Oat PLC Yield: 57 Bu.

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

Soil Types/Productivity

The soils are Chelsea, Lamont and Chelsea-Fayette-Lamont. CSR2 on the estimated FSA/Eff. crop acres is 26.2. See soil map for detail.

Land Description

Level to gently rolling.

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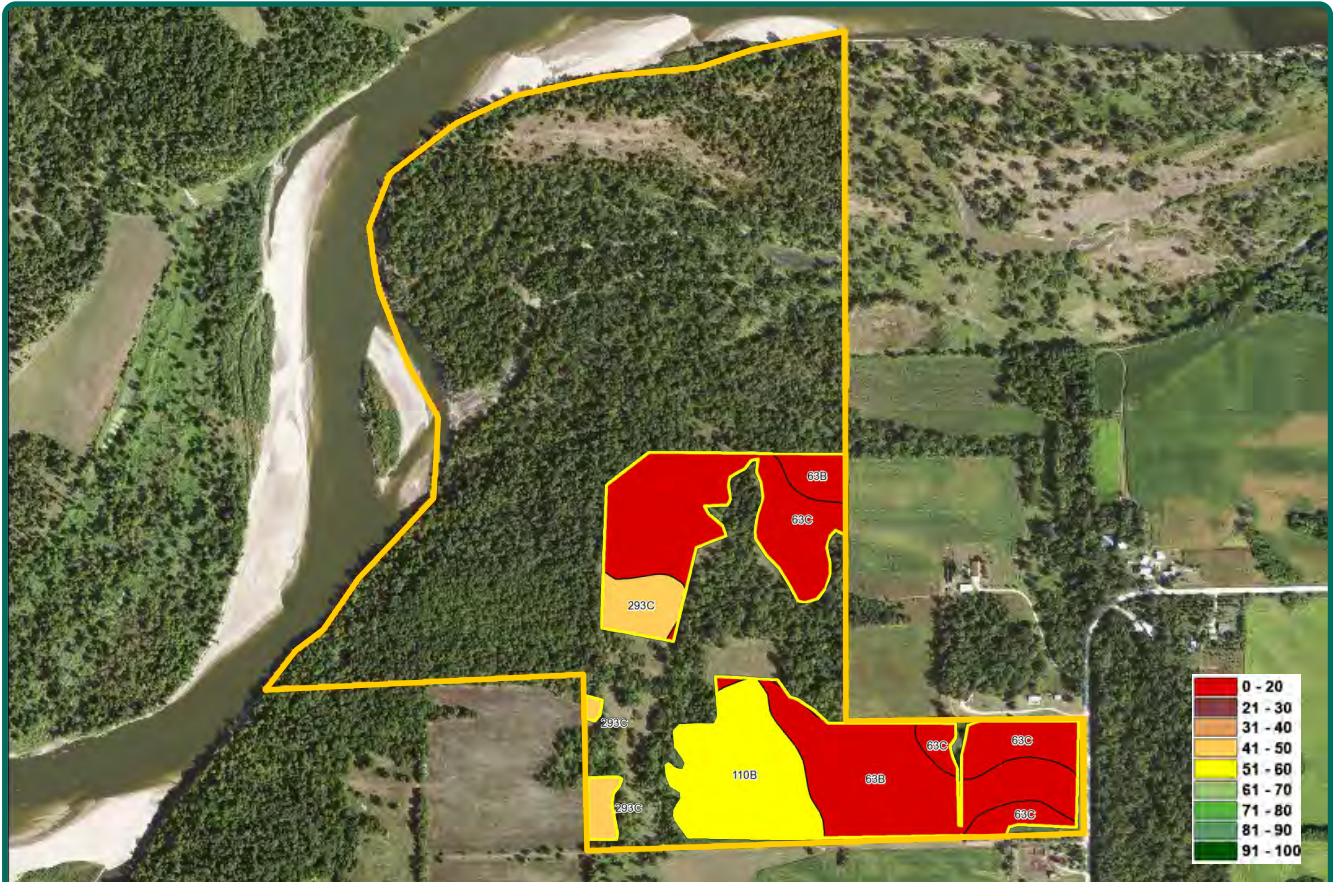
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	20.46	38.72	4	14	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	16.68	31.57	4	19	
110B	Lamont fine sandy loam, 2 to 5 percent slopes	11.29	21.36	3	52	
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	4.41	8.34	3	44	

Measured Tillable Acres: 52.74

Average CSR2: 26.20

Comments

This is one of the nicest recreational farms around. It includes a mixture of income-producing cropland as well as a variety of mature upland and bottomland timber. With over ¾ of a mile Cedar River frontage, the farm has an abundance of wildlife including deer and turkey.

Additional Land For Sale

Seller has an additional three parcels located south 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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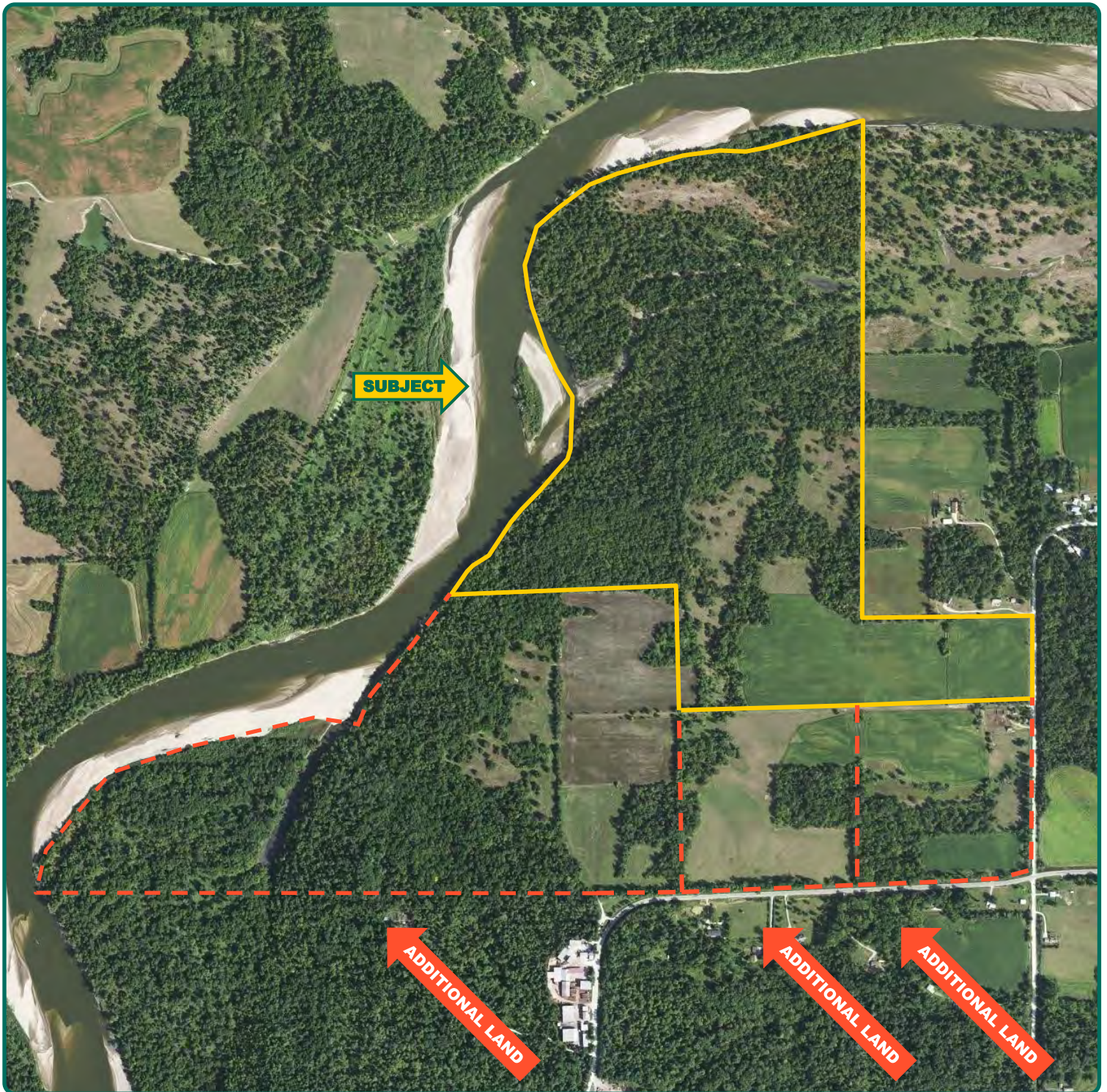
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