

Land For Sale

ACREAGE:

174 Acres, m/l

LOCATION:

Benton County, IA

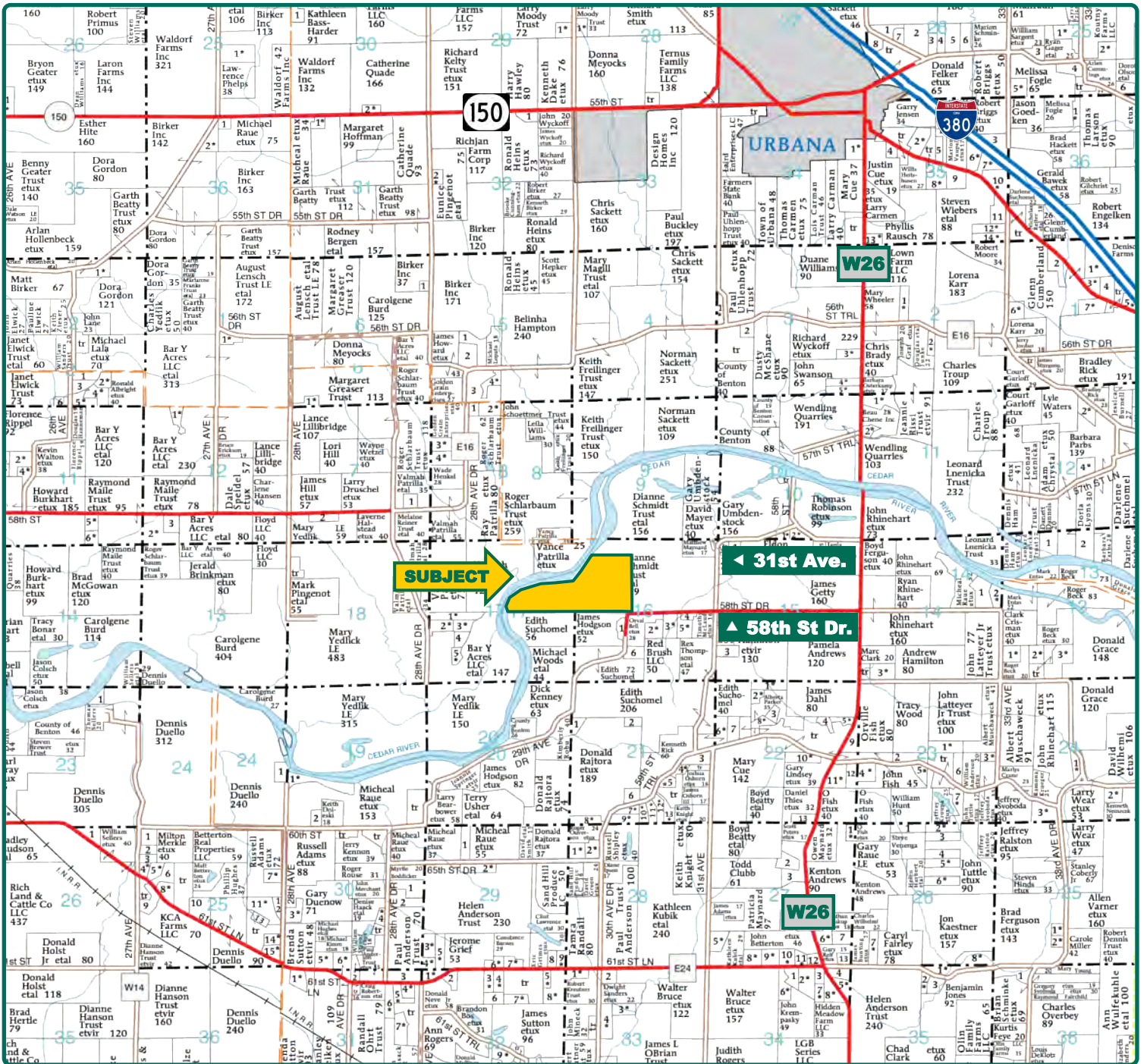


Property Key Features

- **Beautiful Mature Trees**
- **Located Along the Cedar River**
- **Attractive Building Site**

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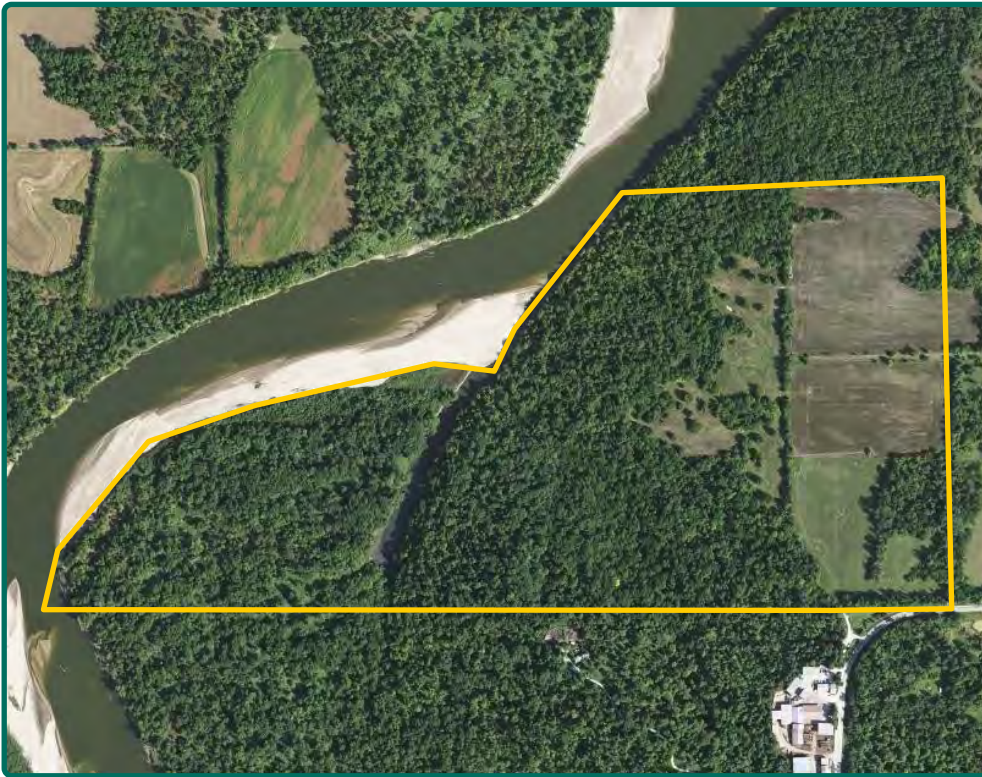
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FSA/Eff. Crop Acres: 45.48*
Corn Base Acres: 6.50*
Oat Base Acres: 2.38*
Soil Productivity: 43.09 CSR2
**FSA/Eff. Crop Acres and bases are estimated.*

Property Information

174 Acres, m/l

Location

From Urbana: 3¼ miles south on County Road W26 and 1½ miles west on 58th Street Drive.

From Shellsburg: 2¾ miles north on County Road W26 and 1½ miles west on 58th Street Drive.

Legal Description

That part of the W½ of the NW¼ of Section 16, 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

- \$578,550
- \$3,325/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax—Estimated

Taxes Payable 2019 - 2020: \$1,230.00*

Net Taxable Acres: 173*

Tax per Net Taxable Acre: \$7.11*

**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: 45.48*

Corn Base Acres: 6.50*

Corn PLC Yield: 121 Bu.

Oat Base Acres: 2.38*

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-Lamont, Lamont and Fayette. CSR2 on the estimated FSA/Eff. crop acres is 43.09. See soil map for detail.

Land Description

Level to gently rolling.

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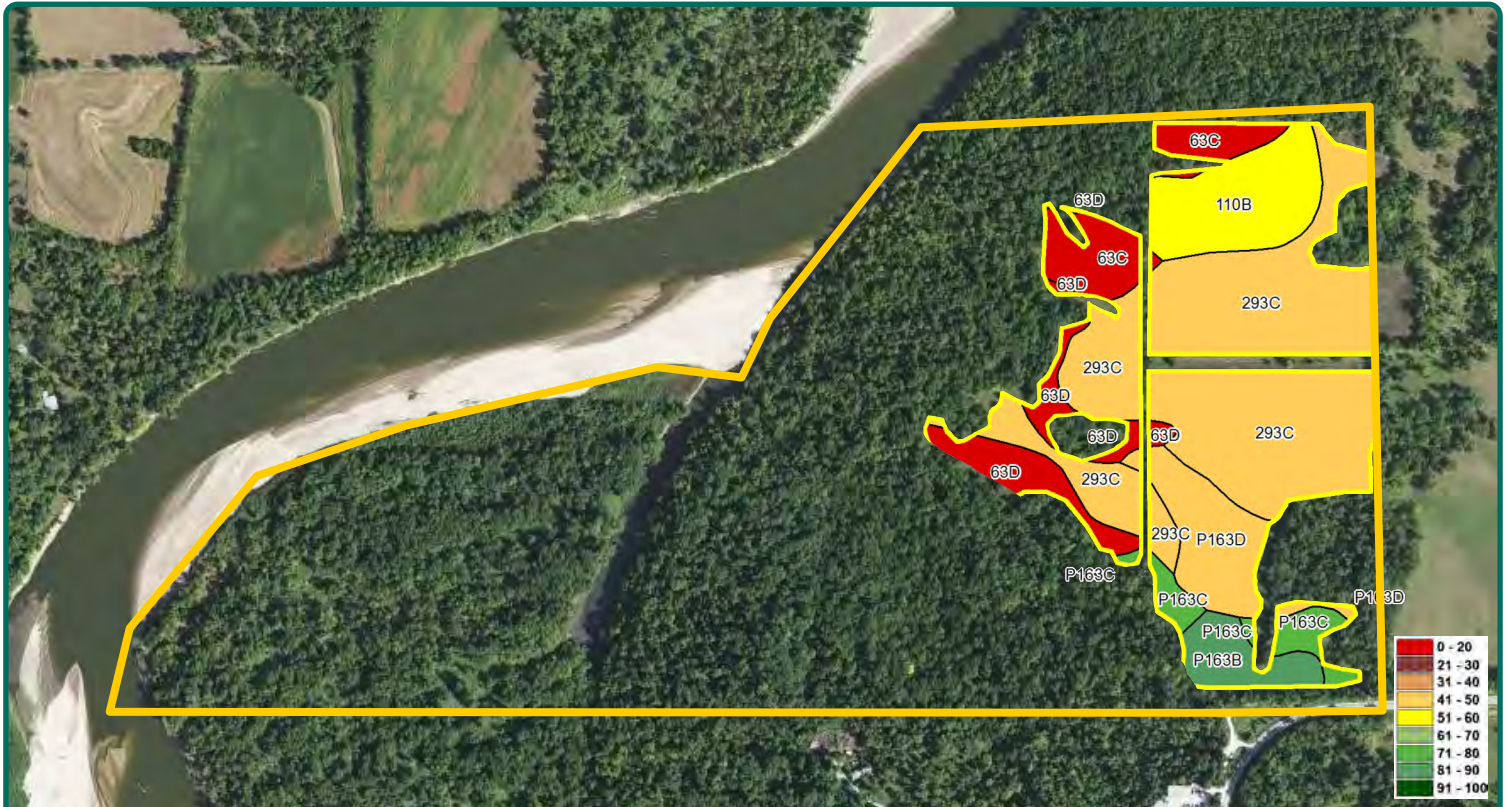
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
293C	Chelsea-Fayette-Lamont complex, 5 to 9 percent slopes	23.74	52.19	3	44	
110B	Lamont fine sandy loam, 2 to 5 percent slopes	5.45	11.99	3	52	
P163D	Fayette silt loam, paha, 9 to 14 percent slopes	4.32	9.50	3	50	
63D	Chelsea loamy fine sand, 9 to 18 percent slopes	3.94	8.67	7	5	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	3.77	8.30	4	14	
P163B	Fayette silt loam, paha, 2 to 5 percent slopes	2.31	5.09	2	83	
P163C	Fayette silt loam, paha, 5 to 9 percent slopes	1.94	4.26	3	78	
293D	Chelsea-Fayette-Lamont complex, 9 to 18 percent slopes	0.00	0.01	4	22	

Measured Tillable Acres: 45.48

Average CSR2: 43.09

Buildings/Improvements

There is a small cabin down by the river.

Water & Well Information

There is an old well located by the cabin.
The status of this well is unknown.

Comments

This is an attractive 174 acres located off a hard-surface road and consists of a mixture of timber and cropland. It includes over ¾ mile of Cedar River frontage and would make an attractive rural homesite.

Additional Land For Sale

Seller has an additional three parcels located east of this property available for sale. See Additional Land Aerial Map.

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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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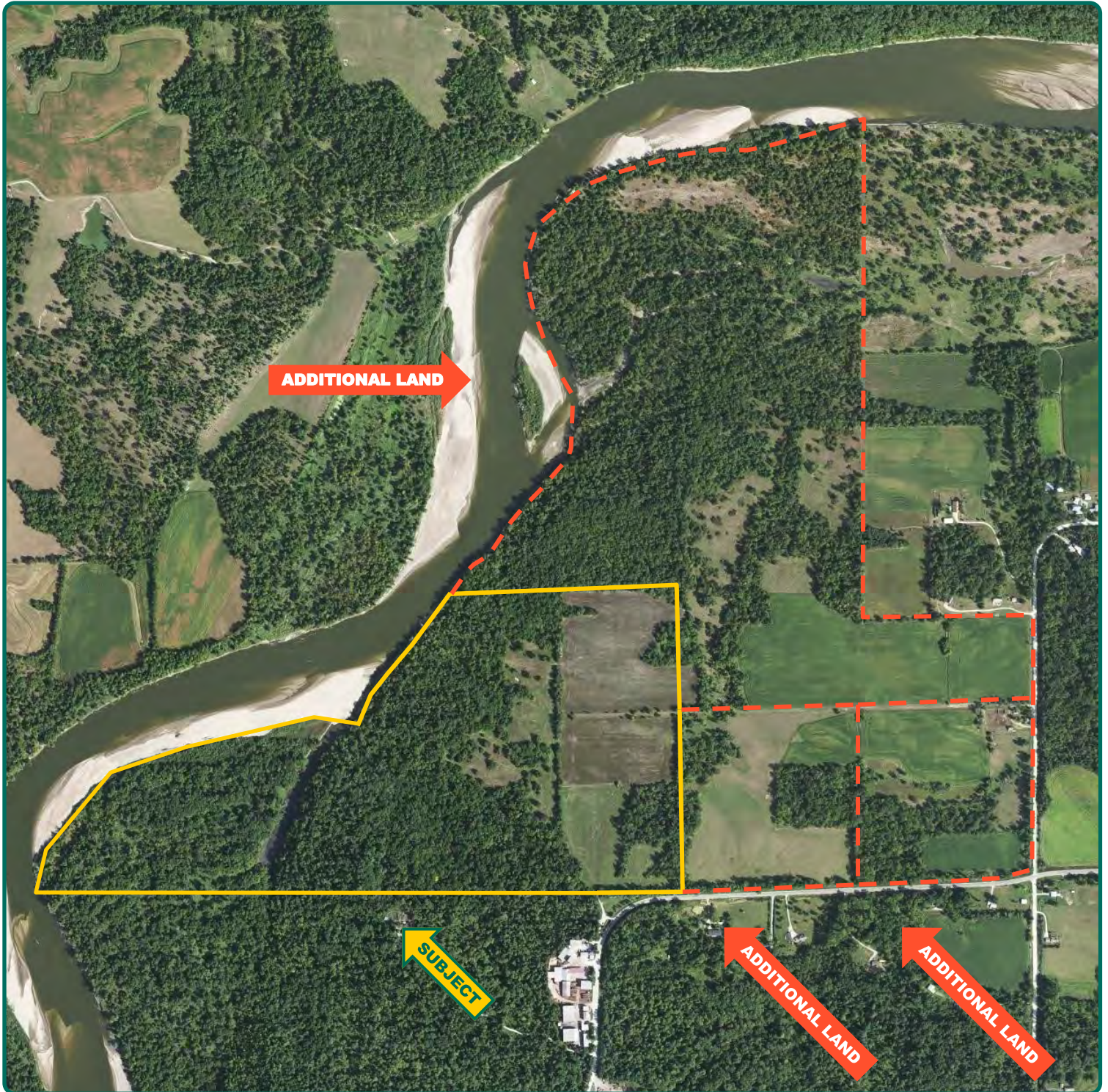
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