

# Land For Sale

**ACREAGE:**

**80 Acres, m/l**

**LOCATION:**

**Benton County, IA**



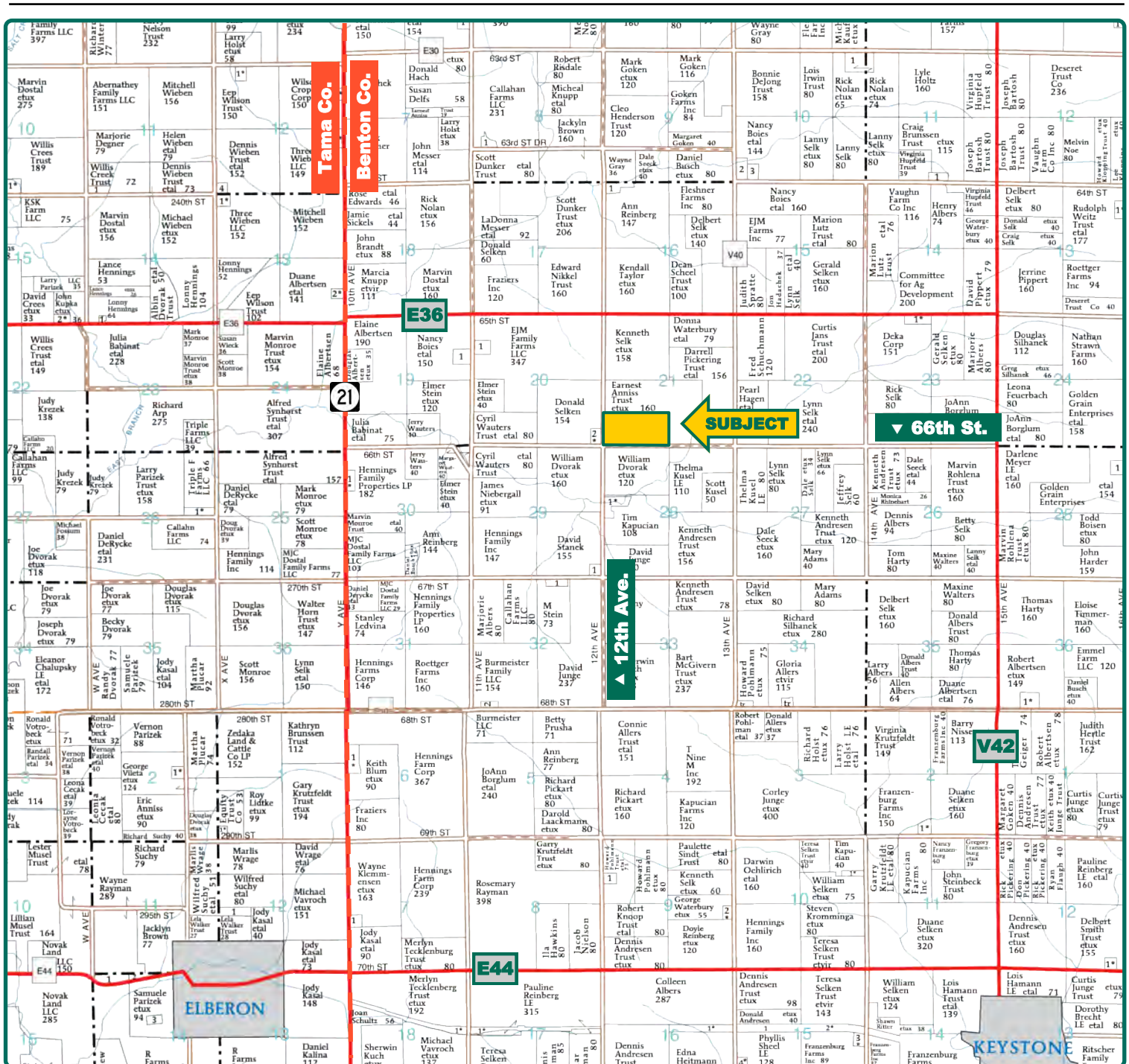
## **Property Key Features**

- Hupfeld Farm
- 92.5 CSR2
- High-Quality Benton County Farm

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<b>FSA/Eff. Crop Acres:</b>	<b>78.03</b>
<b>Corn Base Acres:</b>	<b>48.50</b>
<b>Bean Base Acres:</b>	<b>29.10</b>
<b>Soil Productivity:</b>	<b>92.5 CSR2</b>

## Property Information

### 80 Acres, m/l

### Location

**From Keystone:** 5¼ miles north on County Road V42, 3 miles west on County Road E36 and ¾ mile south on 12th Avenue. The farm is located on the east side of the road.

### Legal Description

The S½ of the SW¼ of Section 21, Township 84 North, Range 12 West of the 5th P.M., Benton County, Iowa.

### Price & Terms

- \$1,080,000
- \$13,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,238.00  
Net Taxable Acres: 77.0  
Tax per Net Taxable Acre: \$29.06

### FSA Data

Farm Number 1104, Tract 2485  
FSA/Eff. Crop Acres: 78.03  
Corn Base Acres: 48.5  
Corn PLC Yield: 146 Bu.  
Bean Base Acres: 29.1  
Bean PLC Yield: 49 Bu.

### Soil Types/Productivity

Primary soils are Dinsdale, Colo-Ely and Muscatine. CSR2 on the FSA/Eff. crop acres is 92.5. See soil map for detail.

### Land Description

Level to gently rolling.

### Comments

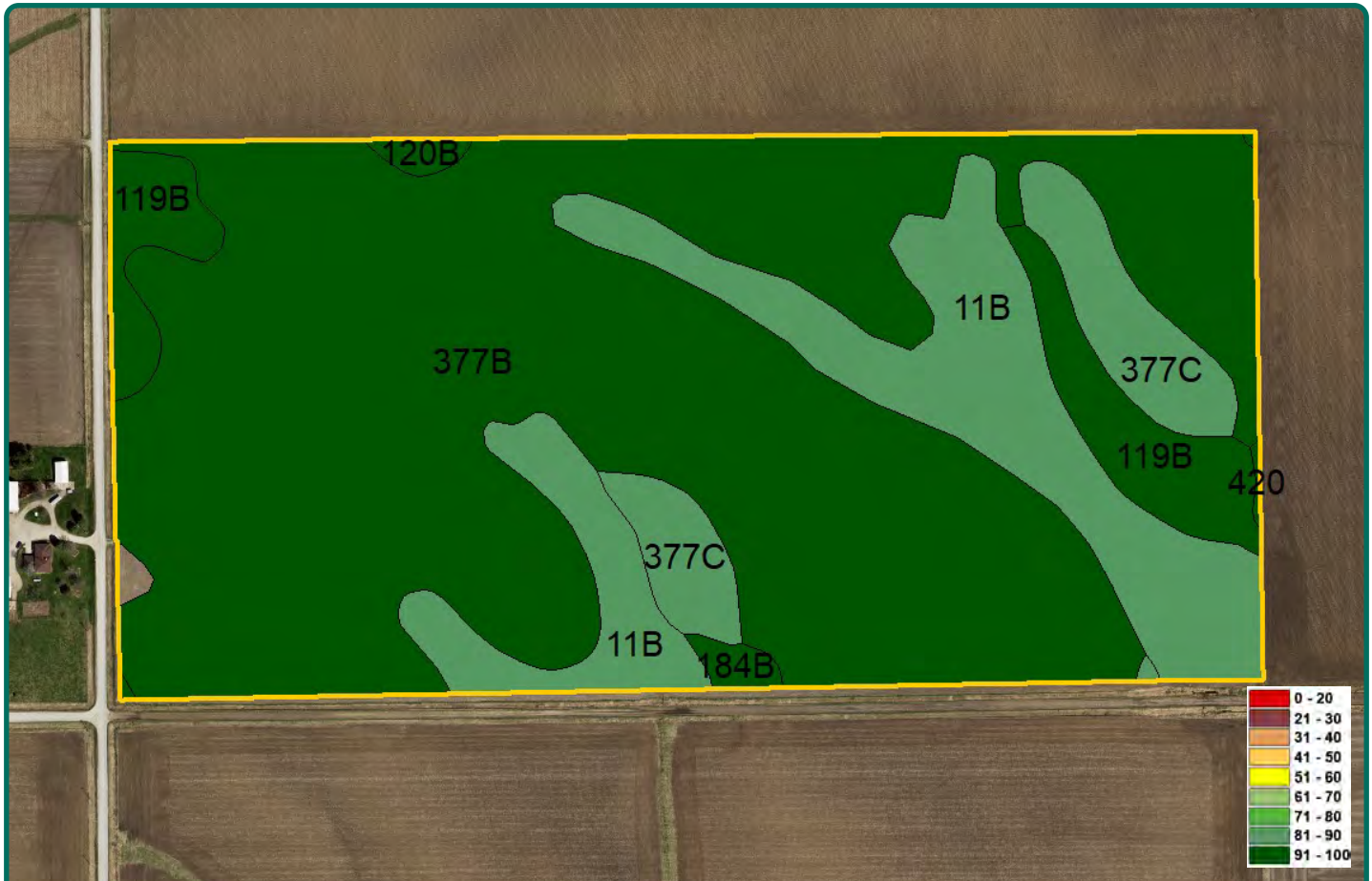
This is a high-quality Benton County farm with a 92.5 CSR2.

*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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Measured Tillable Acres		78.03	Avg. CSR2		92.5
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	94	69.9%	Ile	54.55
11B	Colo-Ely complex, 0 to 5 percent	86	17.1%	llw	13.35
119B	Muscatine silty clay loam, 2 to 5	95	6.2%	Ile	4.83
377C	Dinsdale silty clay loam, 5 to 9	90	5.8%	llle	4.49
184B	Klinger silty clay loam, 1 to 4 percent	95	0.5%	lw	0.41
120B	Tama silty clay loam, 2 to 5 percent	95	0.4%	Ile	0.34
420	Tama silty clay loam, terrace, 0 to 2	100	0.1%	I	0.07

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