

Land For Sale

ACREAGE:

80 Acres, m/l

Benton County, IA

LOCATION:



Property Key Features

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

Troy Louwagie, ALC Licensed in IA & IL TroyL@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag** Jake Miller Licensed in IA JakeM@Hertz.ag

REID: 010-1879-01



Plat Map

Homer Township, Benton County, IA

Farmily Farms LLC 397	Nelson Trust 232	99 Larry Holst etus 58	234	etal 150	154 E30	390	80 80	180	80	Wayne Gray 80	Fle: Far Inc Mich Kauf ctux	<u> </u>	157		1
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Aerial Photo

80 Acres



FSA/Eff. Crop Acre	s: 78.03
Corn Base Acres:	48.50
Bean Base Acres:	29.10
Soil Productivity:	92.5 CSR2

Property Information 80 Acres, m/l

Location

From Keystone: 5¹/₄ miles north on County Road V42, 3 miles west on County Road E36 and ³/₄ mile south on 12th Avenue. The farm is located on the east side of the road.

Legal Description

The S¹/₂ of the SW¹/₄ 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.

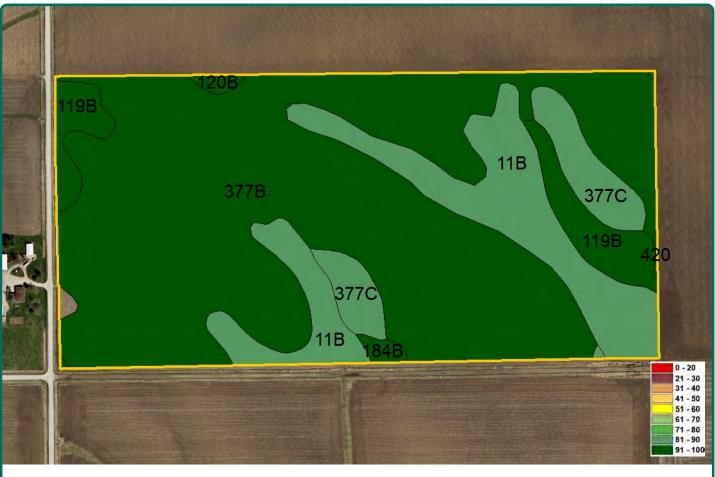
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.

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Soil Map 78.03 FSA/Eff. Crop Acres



Measureu	Tillable Acres 78.03		Avg. CSR2 Percent	92.5 Non Irr	
Soil Label	Soil Name	CSR2	of Field	Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	94	69.9%	lle	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%	lle	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%	lle	0.34
420	Tama silty clay loam, terrace, 0 to 2	100	0.1%	I	0.07

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Assessor's Map

80 Acres

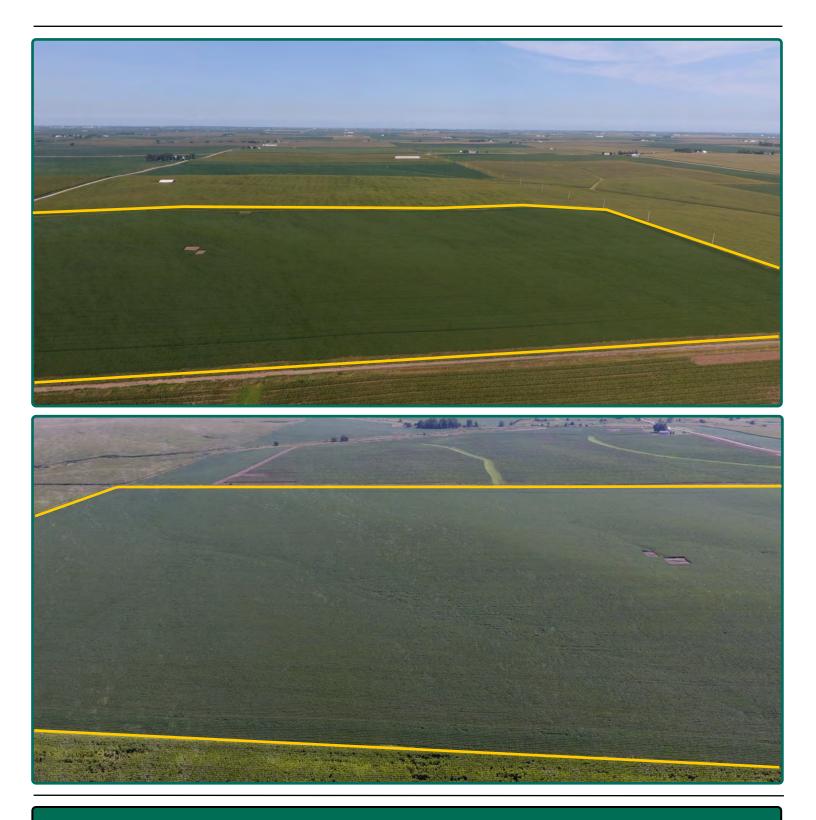


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Property Photos



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