

Land For Sale

ACREAGE:

220 Acres, m/l

LOCATION:

Benton County, IA

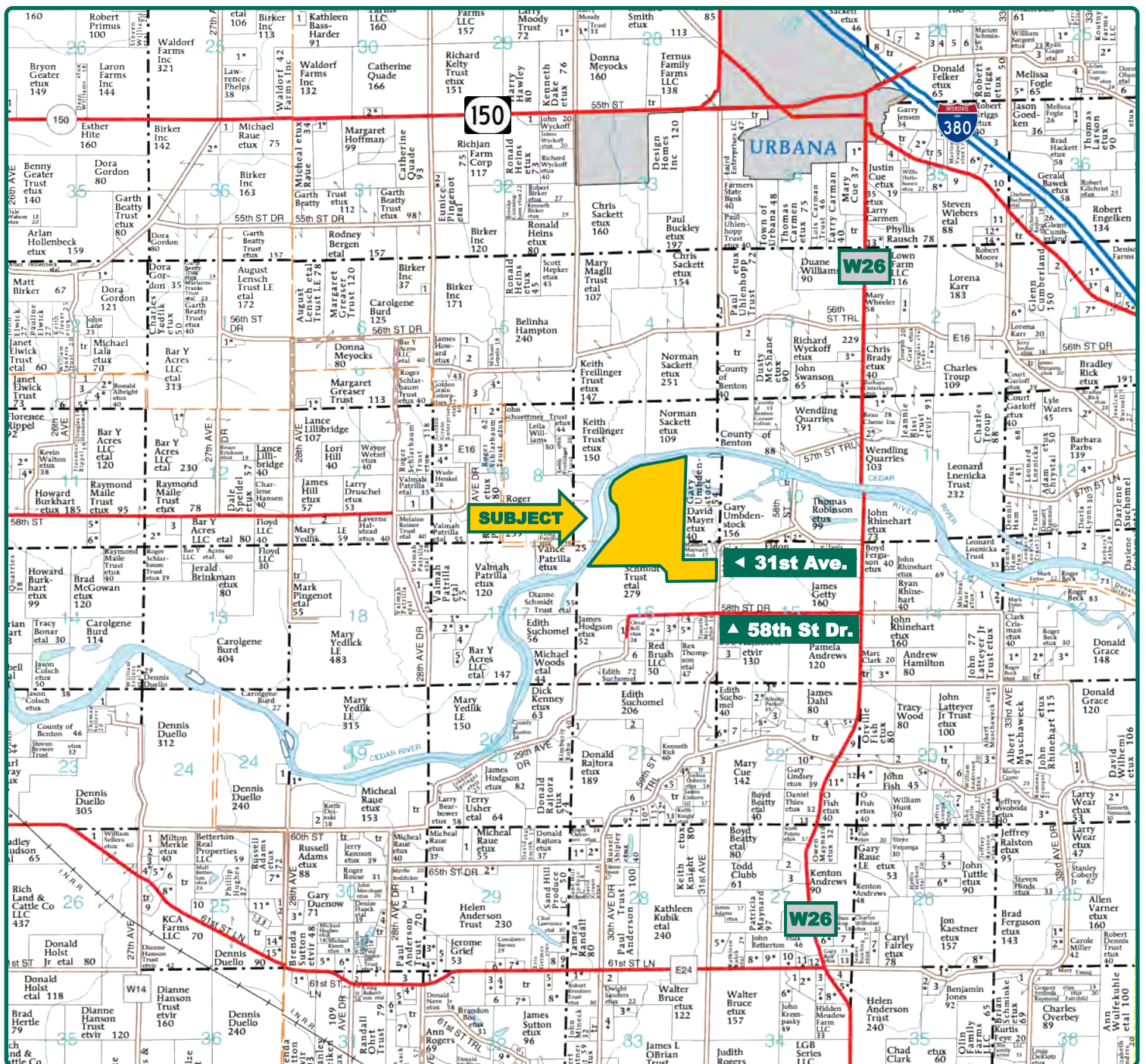


Property Key Features

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

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

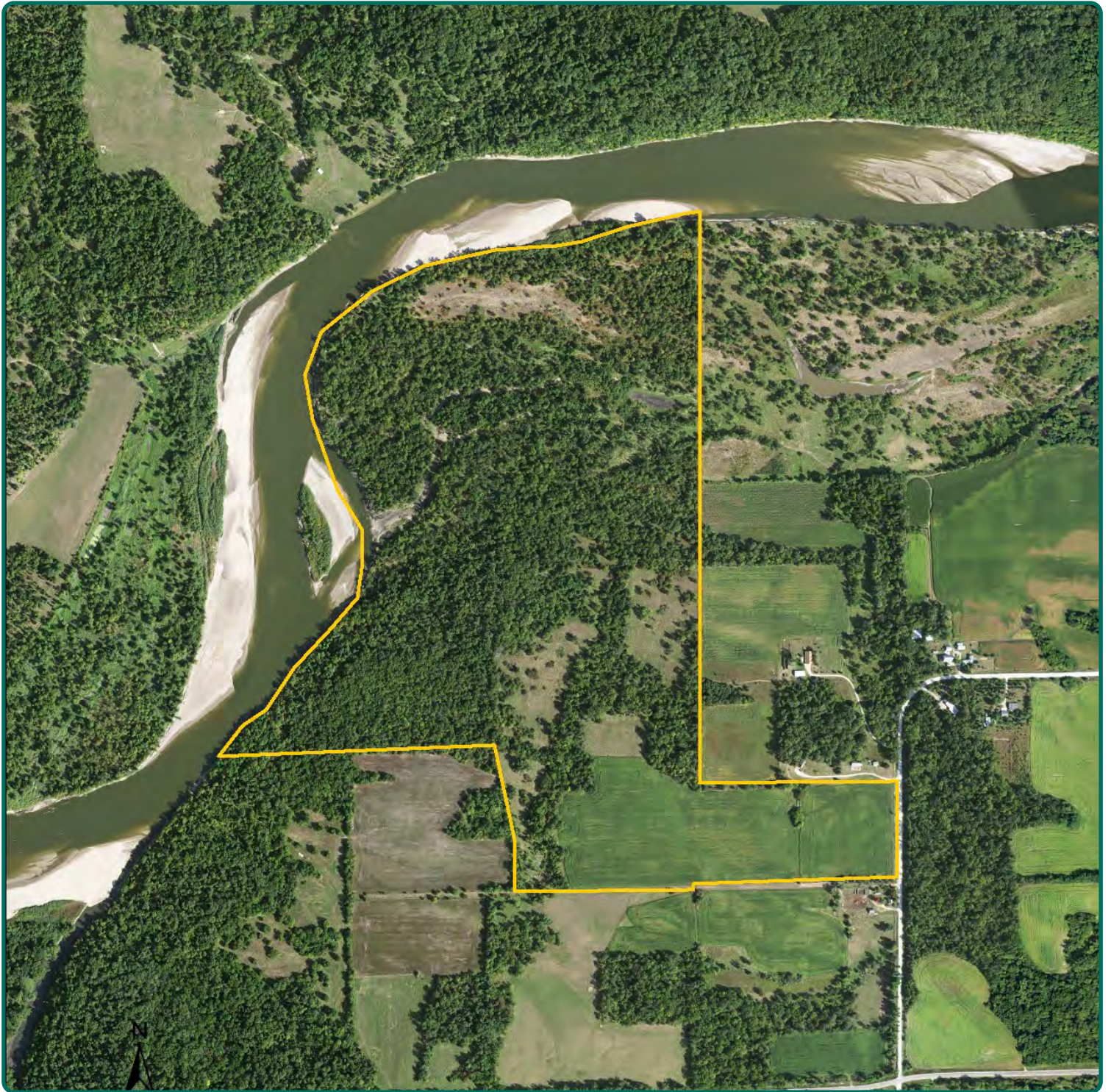
319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

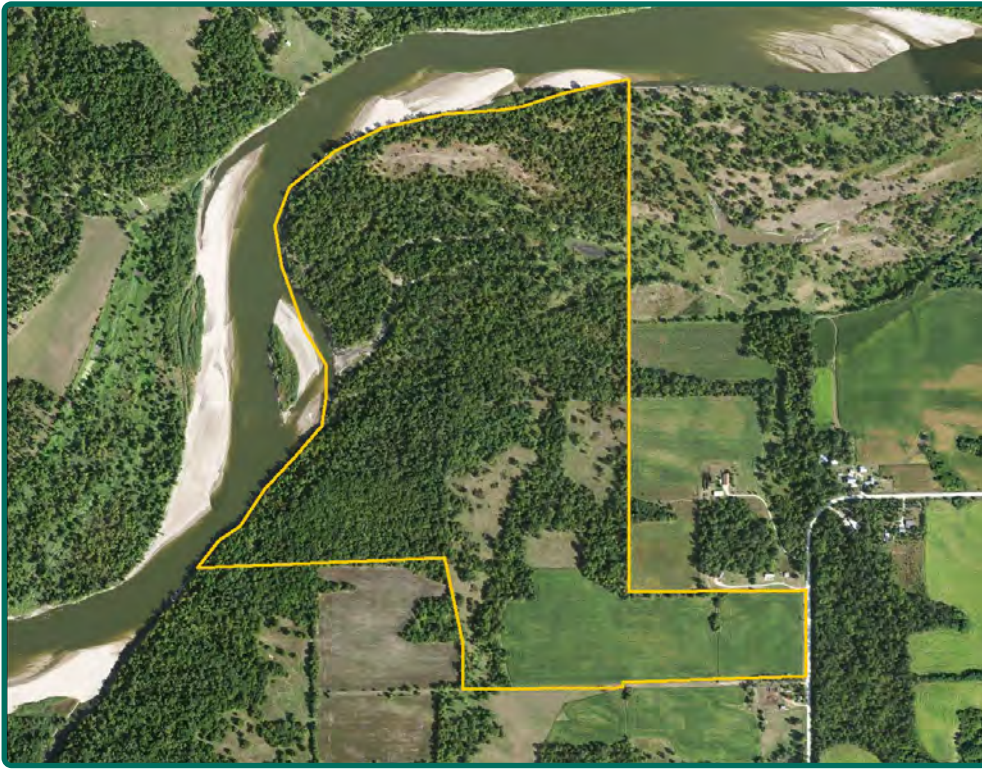
Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314
www.Hertz.ag



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



FSA/Eff. Crop Acres:	51.40
Cert. Grass Acres:	19.15
Corn Base Acres:	7.35*
Oat Base Acres:	2.69*
Soil Productivity:	25.70 CSR2

**Base acres are estimated.*

Property Information

220 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.

Price & Terms

- \$770,000
- \$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: \$1,800.00*

Net Taxable Acres: 219*

Tax per Net Taxable Acre: \$8.22*

**Taxes estimated pending survey of adjoining properties. 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: 51.40

Cert. Grass Acres: 19.15

Corn Base Acres: 7.35*

Corn PLC Yield: 121 Bu.

Oat Base Acres: 2.69*

Oat PLC Yield: 57 Bu.

**Base 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 25.70. See soil map for detail.

Land Description

Level to gently rolling.

Troy Louwagie, ALC

Licensed in IA & IL

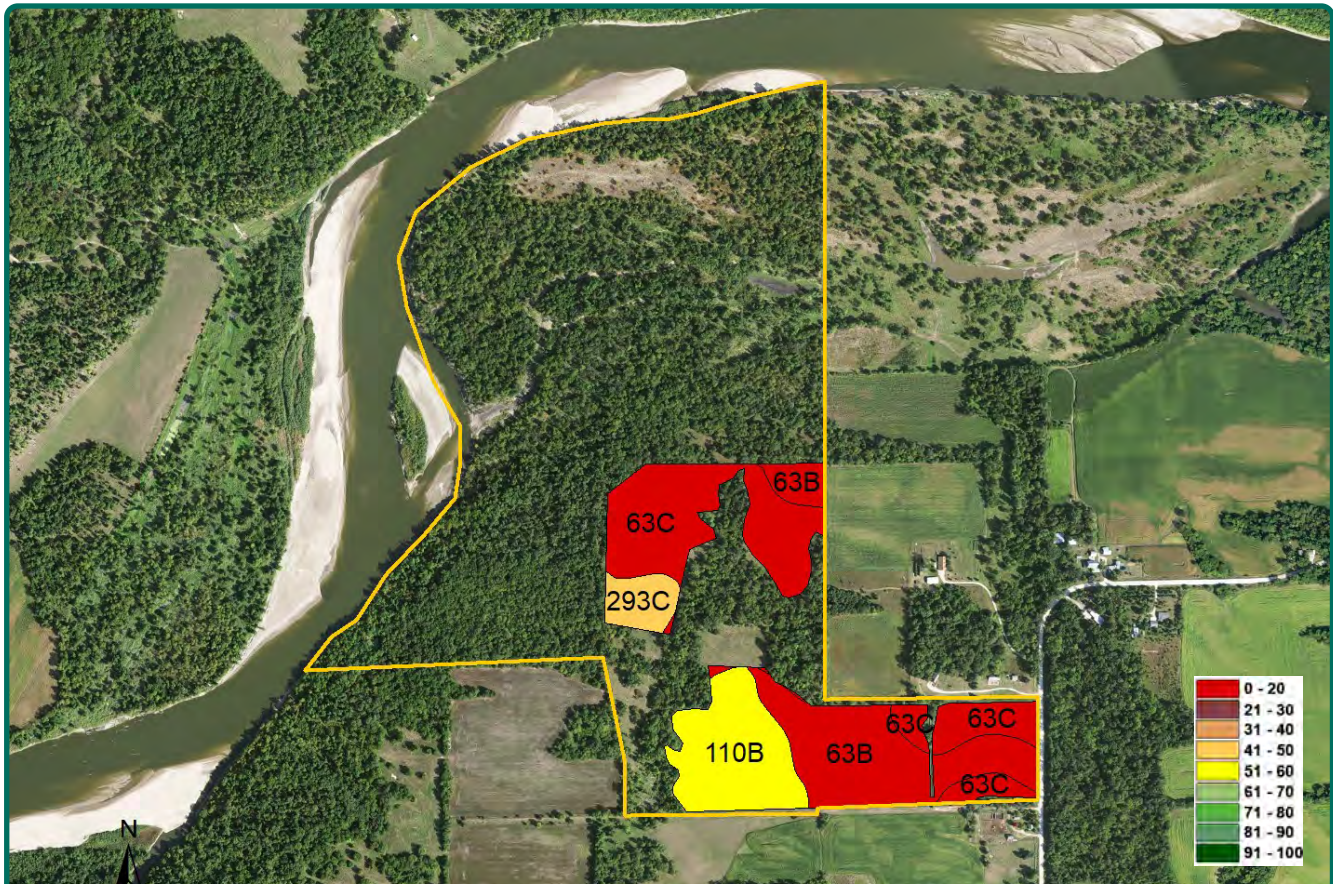
TroyL@Hertz.ag

319-895-8858

102 Palisades Road & Hwy. 1

Mount Vernon, IA 52314

www.Hertz.ag



Measured Tillable Acres	51.40	Avg. CSR2	25.70		
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
63C	Chelsea loamy fine sand, 5 to 9	14	39.8%	IVs	20.30
63B	Chelsea loamy fine sand, 2 to 5	19	32.3%	IVs	16.46
110B	Lamont fine sandy loam, 2 to 5	52	22.0%	IIIe	11.21
293C	Chelsea-Fayette-Lamont complex, 5	44	5.9%	IIIe	3.02

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.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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



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



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

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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