

# Land For Sale

**ACREAGE:**

**65.66 Acres, m/l**

**LOCATION:**

**Benton County, IA**



## **Property** *Key Features*

- Located 4 Miles North of Vinton, Iowa
- 63.70 FSA/Eff. Crop Acres with a 65.10 CSR2
- Good Income-Producing Benton County Farm

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<b>FSA/Eff. Crop Acres:</b>	<b>63.70</b>
<b>Corn Base Acres:</b>	<b>30.60</b>
<b>Bean Base Acres:</b>	<b>20.60</b>
<b>Soil Productivity:</b>	<b>65.10 CSR2</b>

## Property Information

**65.66 Acres, m/l**

### Location

**From Vinton:** 3 miles north on State Highway 150 and ¼ mile north on 24th Ave. Drive. The property is located on the west side of the road.

**From Urbana:** 6½ miles west on State Highway 150, continue west onto 55th Street and ½ mile north on 24th Ave. Drive.

### Legal Description

The N½ of the SW¼ except parcel A in the NE¼ of the SW¼ and further excepting the West 450ft. of the North 650 ft. all located in Section 28, Township 86 North, Range 10 West of the 5th P.M., Benton County, Iowa.

### Price & Terms

- \$510,506.50
- \$7,775/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable. Subject to the 2020 Lease.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$2,010.00  
Net Taxable Acres: 65.66  
Tax per Net Taxable Acre: \$30.61

### FSA Data

Farm Number 6950, Tract 10694  
FSA/Eff. Crop Acres: 63.70  
Corn Base Acres: 30.6  
Corn PLC Yield: 112 Bu.  
Bean Base Acres: 20.6  
Bean PLC Yield: 44 Bu.

### Soil Types/Productivity

Primary soils are Spillville, Hanlon, and Sparta. CSR2 on the FSA/Eff. crop acres is 65.10. See soil map for detail.

### Land Description

Level.

### Comments

This is a nice, clean Benton County farm. It lays nice with good eye appeal.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	27.47	43.13	2	76	
536	Hanlon fine sandy loam, 0 to 2 percent slopes	16.81	26.39	2	70	
41	Sparta loamy fine sand, 0 to 2 percent slopes	14.49	22.75	4e	44	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.50	3.93	4e	39	
178	Waukee loam, 0 to 2 percent slopes	1.16	1.82	2	69	
284B	Flagler sandy loam, 2 to 5 percent slopes	0.72	1.12	3	51	
284	Flagler sandy loam, 0 to 2 percent slopes	0.55	0.86	3	56	

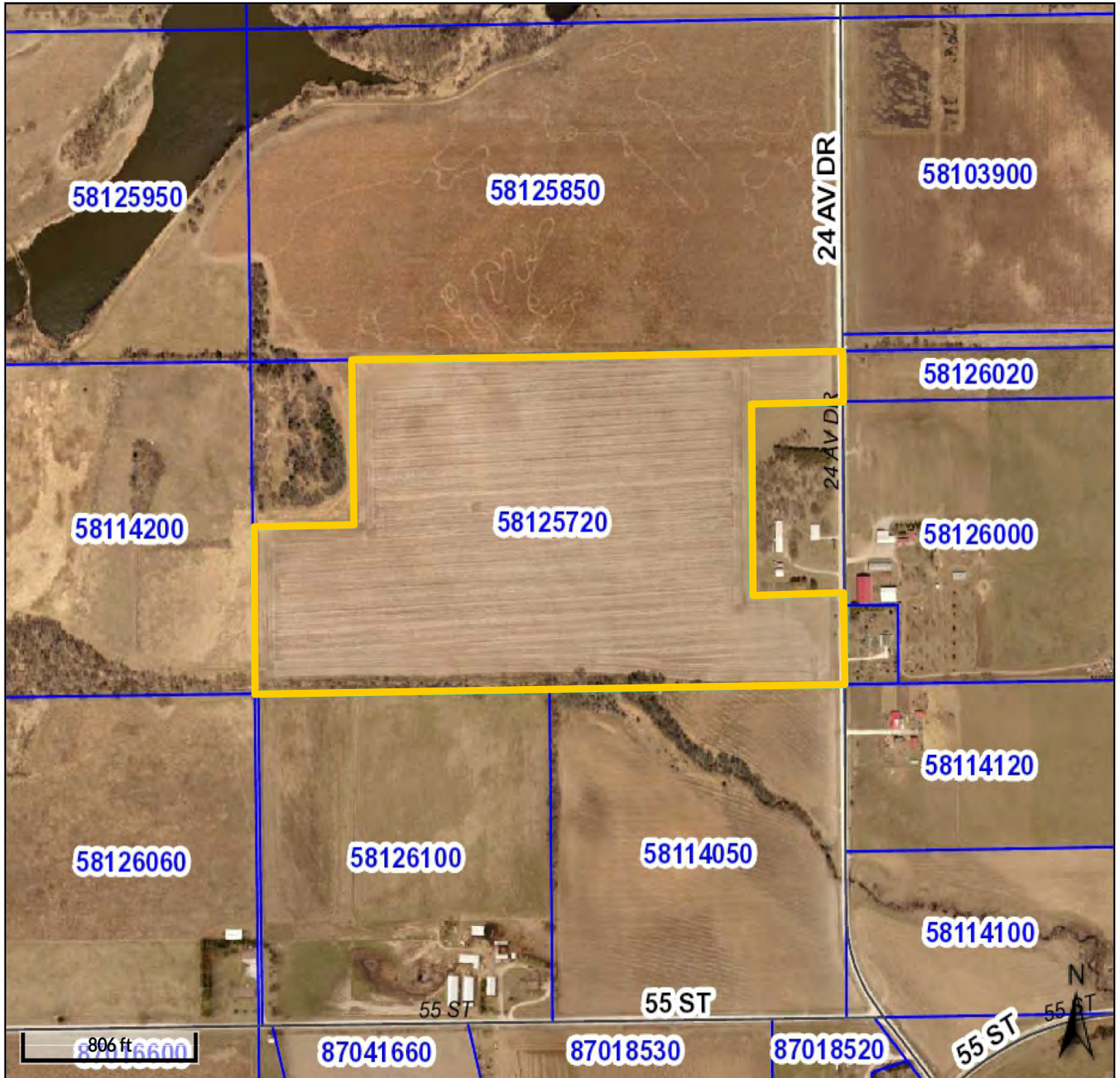
Measured Tillable Acres: 63.70

Average CSR2: 65.10

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. 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.

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