

Land For Sale

ACREAGE:

115.62 Acres, m/l

LOCATION:

Benton County, IA

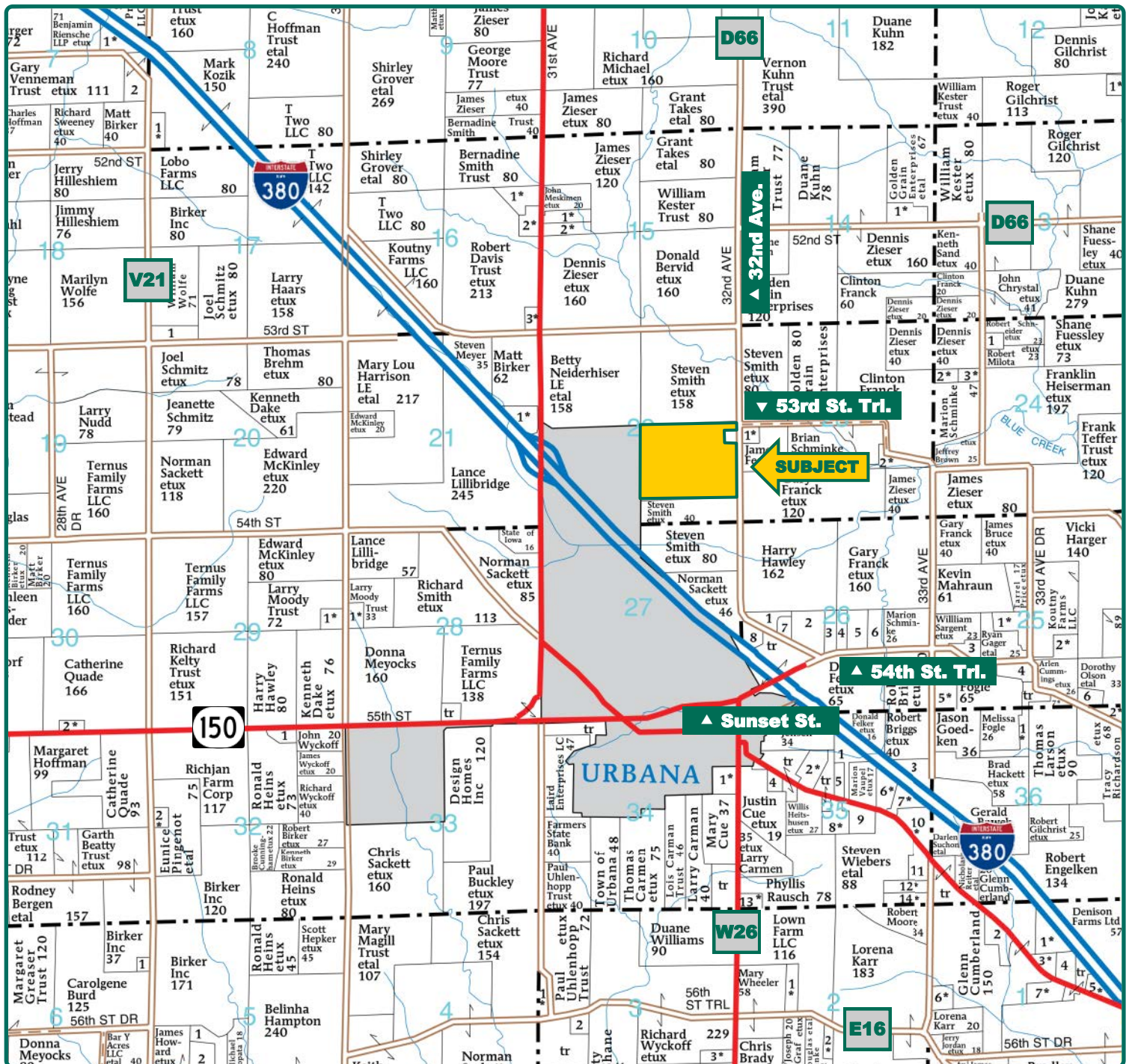


Property *Key Features*

- Located 1 Mile North of Urbana, Iowa
- 114.70 FSA/Eff. Crop Acres with an 84.60 CSR2
- Highly-Productive Benton County Farm

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FSA/Eff. Crop Acres:	114.70
Cert. Grass Acres:	31.52
Corn Base Acres:	45.70
Bean Base Acres:	45.70
Soil Productivity:	84.60 CSR2

Property Information

115.62 Acres, m/l

Location

From Urbana: ½ mile northeast on Sunset St./54th St. Trl. and 1 mile north on 32nd Ave. The farm is located on the west side of the road.

Legal Description

The N½ of the SE¼ except the house and buildings and the N½ of the S½ of the SE¼ of Section 22, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Price & Terms

- \$953,865.00
- \$8,250/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: \$4,602.00
Net Taxable Acres: 115.62
Tax per Net Taxable Acre: \$39.80

FSA Data

Farm Number 1637, Tract 2159
FSA/Eff. Crop Acres: 114.70
Cert. Grass Acres: 31.52
Corn Base Acres: 45.70
Corn PLC Yield: 149 Bu.
Bean Base Acres: 45.70
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

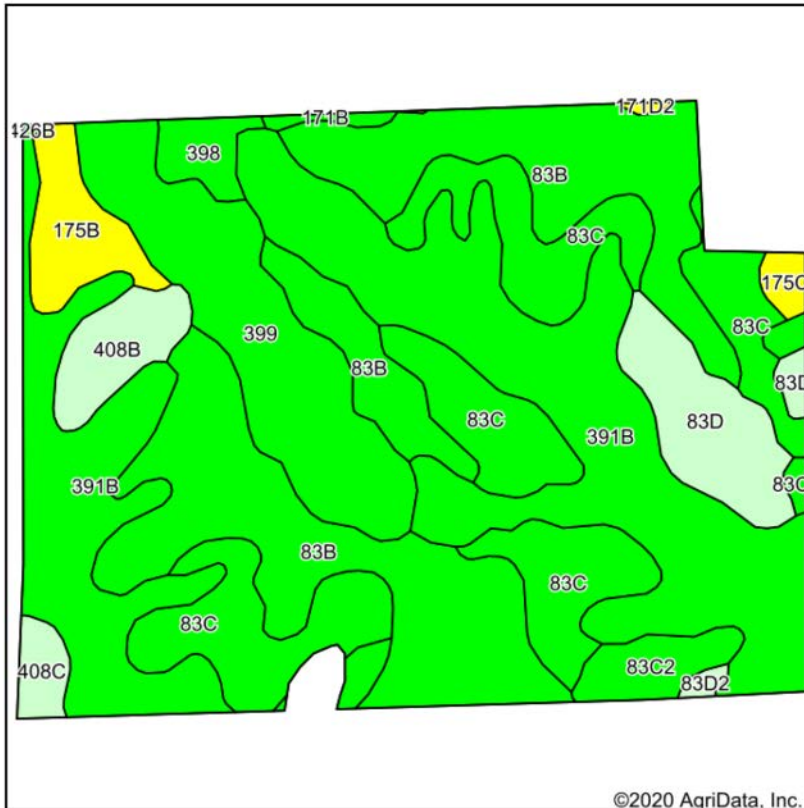
Primary soils are Clyde-Floyd, Kenyon and Readlyn. CSR2 on the FSA/Eff. crop acres is 84.60. See soil map for detail.

Land Description

Gently rolling.

Comments

This is a highly-productive Benton County farm. 25.62 acres of cropland currently used as pasture can easily be converted to cropland for the 2021 crop year. This 25.62 acres is classified as highly erodible land (HEL) and would need to follow a conservation plan.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Benton**
Location: **22-86N-9W**
Township: **Polk**
Acres: **114.7**
Date: **9/22/2020**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	34.87	30.4%		IIw	87	74
83B	Kenyon loam, 2 to 5 percent slopes	28.85	25.2%		IIe	90	87
83C	Kenyon loam, 5 to 9 percent slopes	20.52	17.9%		IIIe	85	72
399	Readlyn silt loam, 1 to 3 percent slopes	11.75	10.2%		Iw	91	90
83D	Kenyon loam, 9 to 14 percent slopes	5.46	4.8%		IIIe	63	62
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	3.33	2.9%		IIIe	50	55
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	2.91	2.5%		IIIe	84	70
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.89	2.5%		IIe	73	70
398	Tripoli clay loam, 0 to 2 percent slopes	1.54	1.3%		IIw	82	85
408C	Olin fine sandy loam, 5 to 9 percent slopes	1.15	1.0%		IIIe	68	65
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.66	0.6%		IIIe	45	40
171B	Bassett loam, 2 to 5 percent slopes	0.37	0.3%		IIe	85	82
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	0.27	0.2%		IIIe	61	60
171D2	Bassett loam, 9 to 14 percent slopes, eroded	0.13	0.1%		IIIe	54	52
Weighted Average						84.6	77.1

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method
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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. 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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