

# Land For Sale

**ACREAGE:**

**151 Acres, m/l**

**LOCATION:**

**Benton County, IA**



## Property *Key Features*

- High CSR2 of 88.4
- Productive Benton County Farmland
- Nice Rolling Benton County Farm

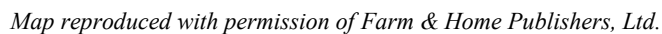
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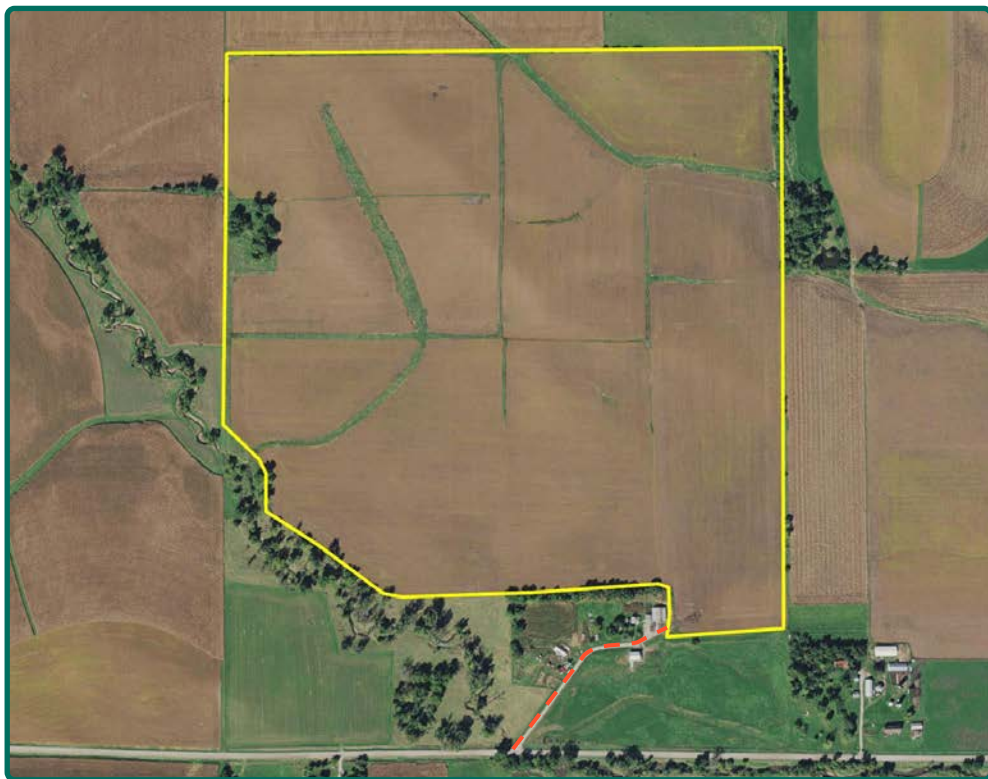


**151 Acres**, m/l, Benton County, IA



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<b>Total Acres:</b>	<b>151.00</b>
<b>Crop Acres:</b>	<b>147.05</b>
<b>Corn Base Acres:</b>	<b>57.18</b>
<b>Bean Base Acres:</b>	<b>46.69</b>
<b>Soil Productivity:</b>	<b>88.4 CSR2</b>

## Property Information

### 151 Acres, m/l

#### Location

**From Vinton:** 6 miles west on Hwy 218, 1 mile north on 17th Ave and ½ mile west on 57th St.

#### Address

1629 57th Street  
Garrison, IA 52229

*This is the house address of which the access easement is over.*

#### Legal Description

That part of the SW¼ of Section 6, Township 85 North, Range 11 West of the 5th P.M., Benton, Iowa.

#### Price & Terms

- \$1,245,750
- \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable. Subject to the 2018 cash rent lease.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$4,842.00  
Net Taxable Acres: 151.31  
Tax per Net Taxable Acre: \$32.00

#### FSA Data

Farm Number 8317, Tract 11638  
Crop Acres: 147.05  
Corn Base Acres: 57.18  
Corn PLC Yield: 134 Bu.

Bean Base Acres: 46.69  
Bean PLC Yield: 42 Bu.

#### Soil Types/Productivity

Primary soils are Colo-Ely, Dinsdale and Kenyon. CSR2 on the FSA crop acres is 88.4 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Gently rolling.

#### Ingress/Egress Easement

There is an ingress/egress easement over the existing driveway with the address of 1629 57th Street, Garrison, IA 52229.

#### Comments

This is a highly productive Benton County farm.

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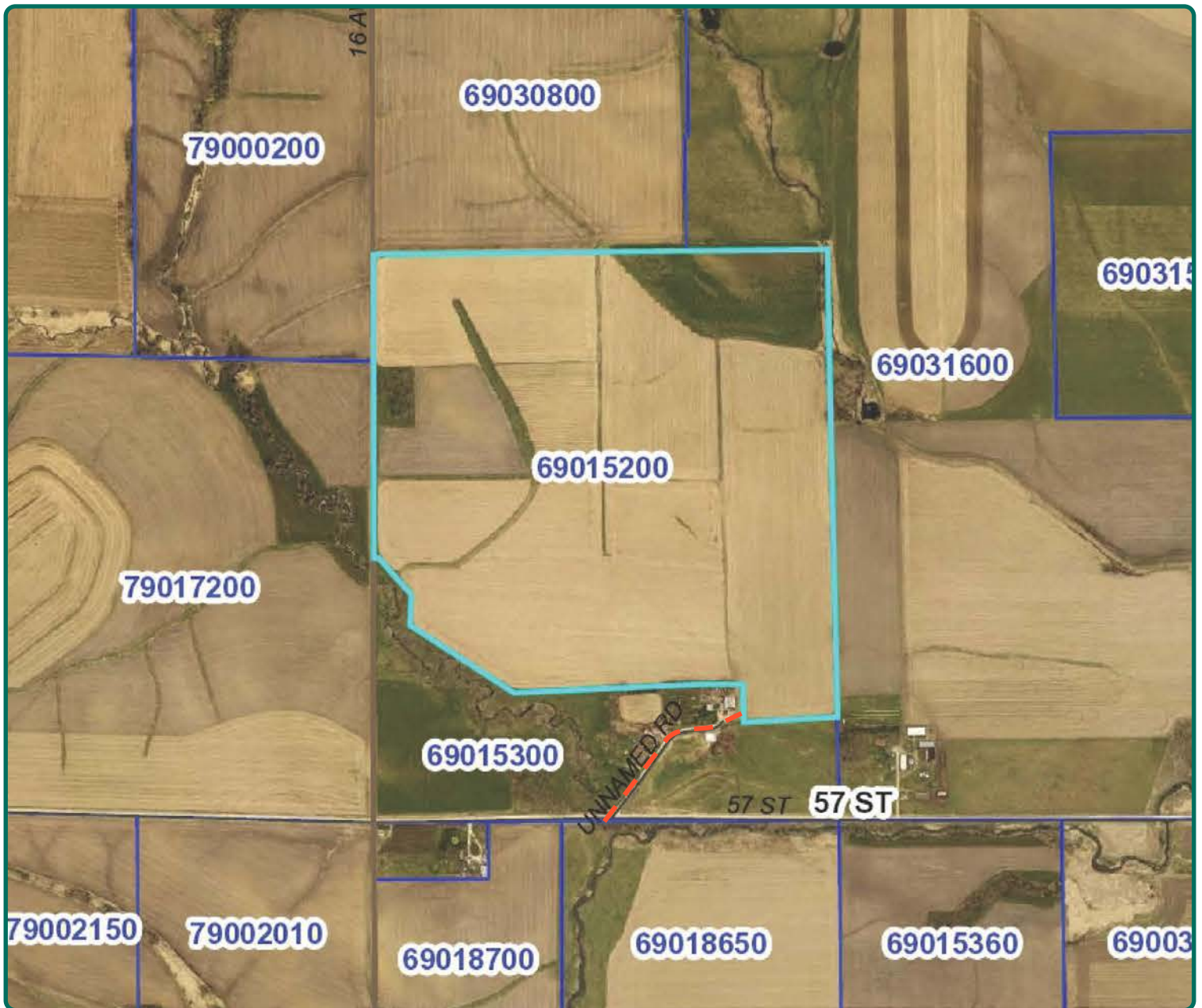
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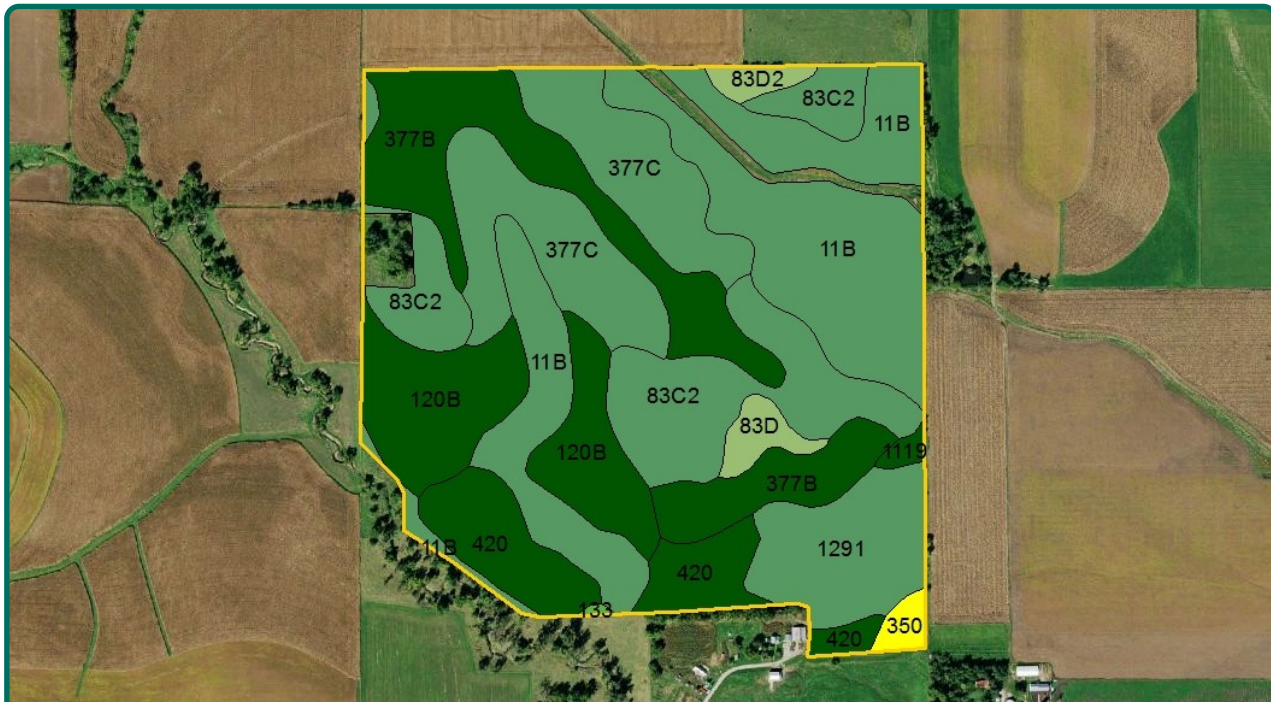
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Measured Tillable Acres		147.1	Avg. CSR		80.3	Avg. CSR2		88.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 0 to 5 percent	68	83	25.2%	llw	37.11		
377B	Dinsdale silty clay loam, 2 to 5	90	94	15.1%	lle	22.27		
377C	Dinsdale silty clay loam, 5 to 9	75	90	15.1%	llle	22.19		
83C2	Kenyon loam, 5 to 9 percent slopes,	70	84	14.2%	llle	20.91		
120B	Tama silty clay loam, 2 to 5 percent	95	95	11.4%	lle	16.83		
420	Tama silty clay loam, terrace, 0 to 2	100	100	8.0%	l	11.77		
1291	Atterberry silt loam, benches, 0 to 2	95	88	7.2%	lw	10.58		
350	Waukegan silt loam, 0 to 2 percent	73	60	0.8%	lls	1.2		
1119	Muscatine silty clay loam, terrace, 0	100	100	0.4%	lw	0.6		
133	Colo silty clay loam, 0 to 2 percent	80	78	0.1%	llw	0.1		
83D	Kenyon loam, 9 to 14 percent slopes	62	63	1.4%	llle	2.1		
83D2	Kenyon loam, 9 to 14 percent	60	61	0.9%	llle	1.4		

*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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