



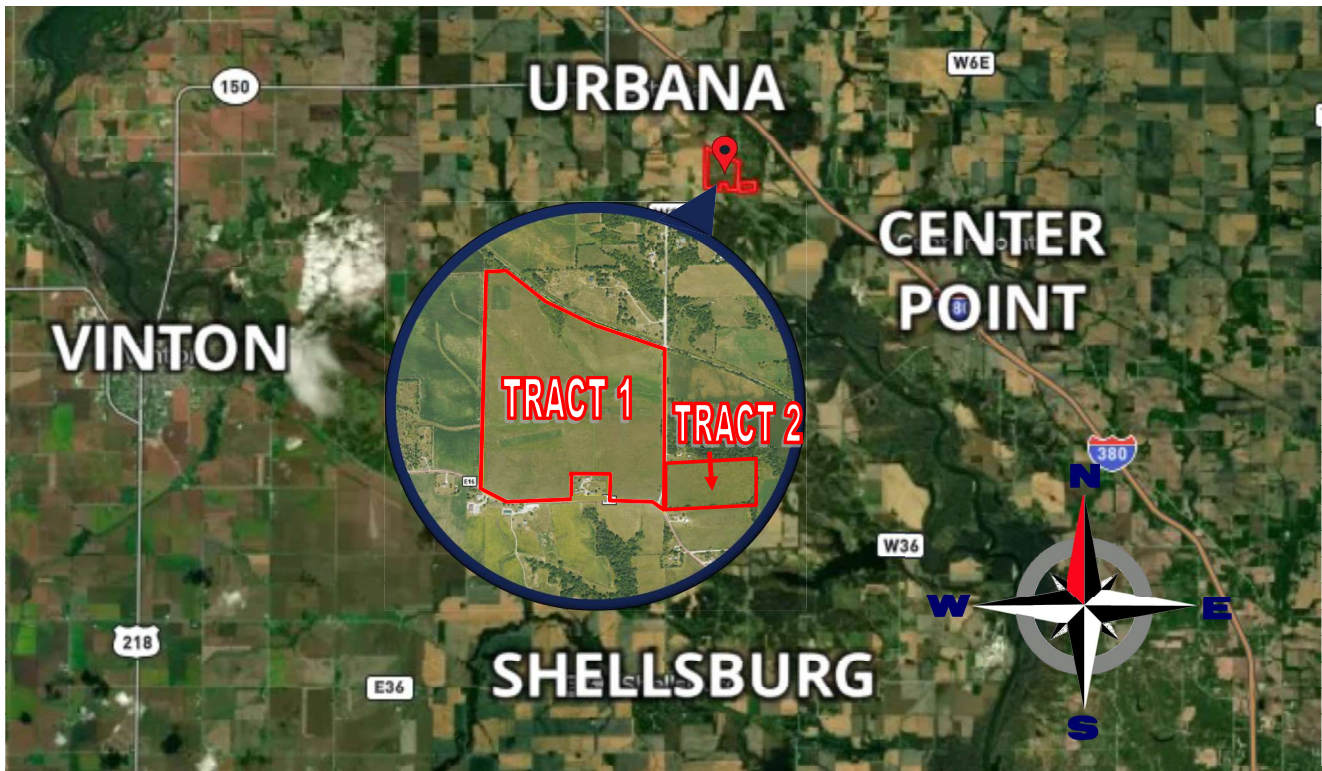
Available in
2 Tracts

**FARMLAND
FOR SALE**

Tract	Acres	M/L	Price	Price/Acre
1	160		\$1,456,000	\$9,100
2	20		\$239,000	\$11,950

Benton County, IA
180 Acres M/L

Located in Sections 1 & 2 of Polk Township



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

☎ 319-350-0474

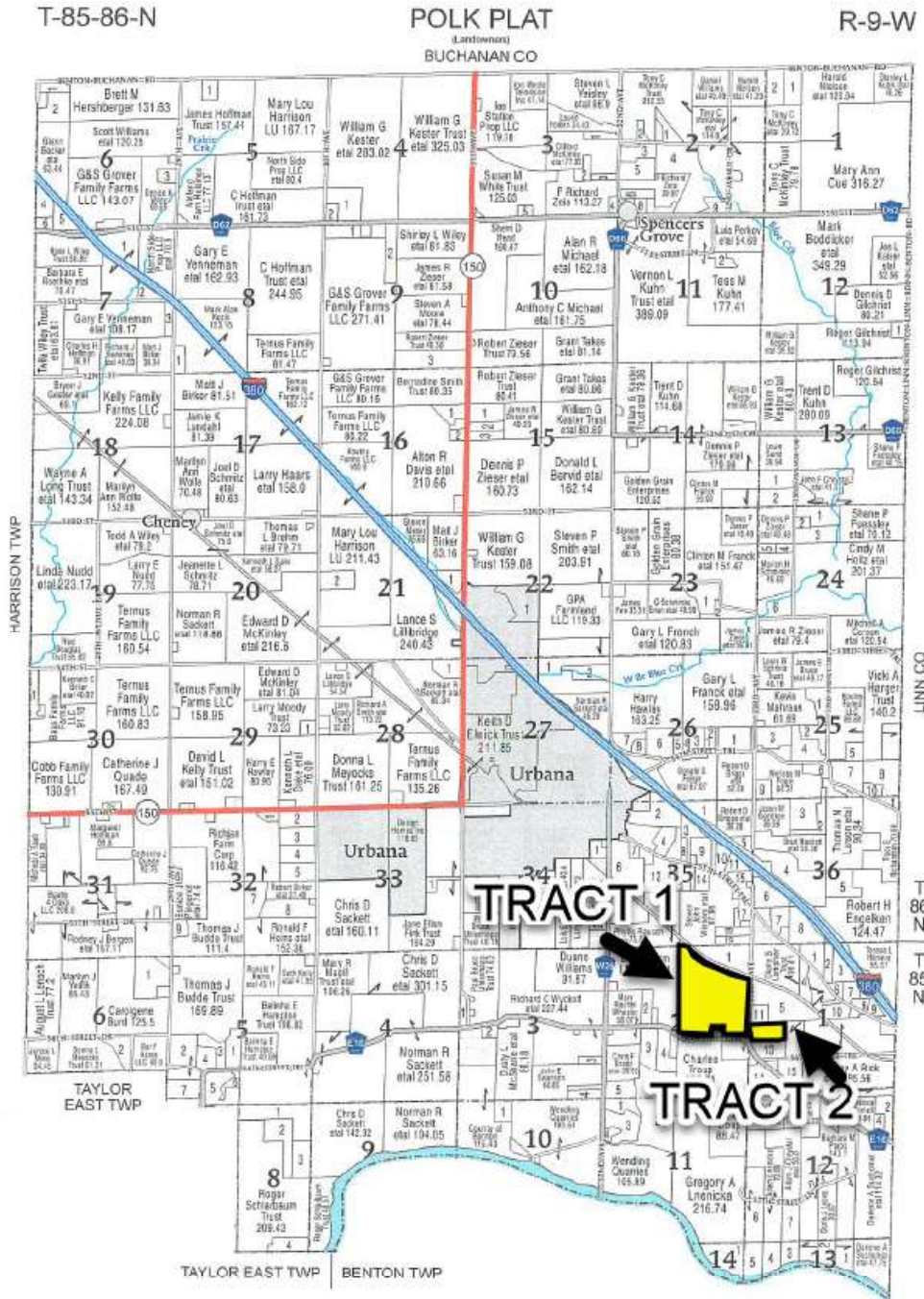
✉ john@growthland.com

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5475 Dyer Ave, Suite 141, Marion, IA 52302
Office: 319-377-1143

Plat Map

Benton County, IA



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Tract 1

\$1,456,000 (\$9,100/A)

Benton County, IA

160 Acres M/L

Legal Description

Tract in the NE1/4 and N1/2 SE1/4 of Section 2, Township 85 North, Range 9 West of the 5th P.M., Benton County, Iowa. Exact legal to come from abstract.

Township: Polk

Location

Located one and a half mile southeast of Urbana, IA. Bordered on the east by 33rd Avenue and on the south by 56th Street Trail.

Acreage Breakdown:

Taxable Acres: 158.66*
Tillable Acres: 149.2**
FSA Acres: 156.59**

Soil Productivity: Tillable CSR2: 72.5

Property Taxes: \$6,200.00*

Parcel Numbers: 83018130*

School District: Center Point/Urbana School District

FSA Farm Base Acres*: Corn Base Acres: 92.28
Corn PLC Yield: 112
Oats Base Acres: 5.08
Oats PLC Yield: 53

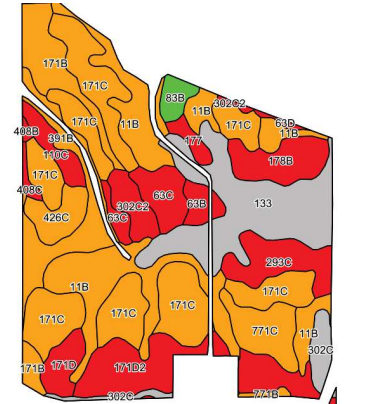
Comments:

North boundary is Cedar Valley Nature Trail.

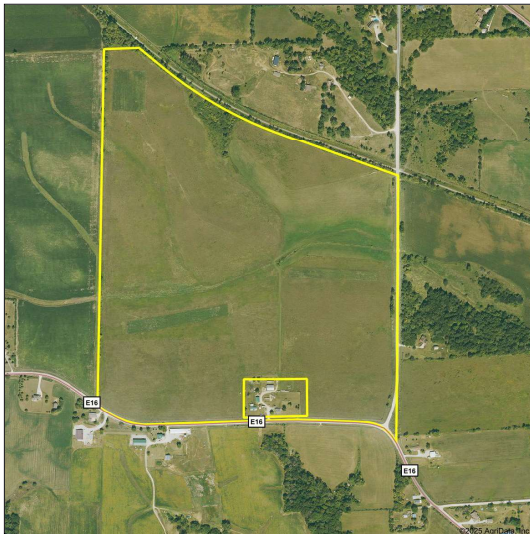
*Figures provided are estimates. Final figures will be determined by County Assessor upon completion of Parcel C exclusion.
**Pending FSA reconstitution after sale completion. The figures listed are estimates.



View from the northwest looking southeast



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Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
171C	Basset loam, 5 to 9 percent slopes	33.46	22.8%		80
11B	Colo-sily clay loam, 0 to 5 percent slopes	23.78	15.9%		86
133	Colo-sily clay loam, 0 to 2 percent slopes, occasionally flooded	18.95	12.7%		78
171D2	Basset loam, 9 to 14 percent slopes, eroded	12.12	8.1%		54
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.92	5.3%		87
171B	Basset loam, 2 to 5 percent slopes	7.83	5.1%		85
269C	Chepsea-Fayette-lamont complex, 5 to 9 percent slopes	6.30	4.2%		44
771C	Waukeek silt loam, 5 to 9 percent slopes	5.74	3.8%		85
178B	Waukeek loam, 2 to 5 percent slopes	5.68	3.8%		64
63C	Chepsea loamy fine sand, 5 to 9 percent slopes	5.12	3.4%		14
428C	Aredale loam, 5 to 9 percent slopes	3.80	2.4%		86
302C2	Coggon loam, 5 to 9 percent slopes, moderately eroded	3.46	2.3%		68
302C	Coggon loam, 5 to 9 percent slopes	3.14	2.1%		71
171D	Basset loam, 9 to 14 percent slopes	3.05	2.0%		57
110C	Lamont fine sandy loam, 5 to 9 percent slopes	2.87	1.9%		47
63B	Chepsea loamy fine sand, 2 to 5 percent slopes	1.92	1.3%		19
83B	Kerryon loam, 2 to 5 percent slopes	1.83	1.2%		90
177	Sauvie loam, 0 to 2 percent slopes	1.38	0.9%		60
408C	Clm sandy loam, 5 to 9 percent slopes	0.65	0.4%		59
63D	Chepsea loamy fine sand, 9 to 18 percent slopes	0.37	0.2%		5
408B	Clm sandy loam, 2 to 5 percent slopes	0.26	0.2%		84
771B	Waukeek silt loam, 2 to 5 percent slopes	0.15	0.1%		89
Weighted Average					72.5

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

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Tract 2

\$239,000 (\$11,950/A)

Benton County, IA
20 Acres M/L

Legal Description:

A tract in the N1/2 NW1/4 SW1/4 of Section 1, Township 85 North, Range 9 West of the 5th P.M., Benton County, Iowa. Exact legal to come from abstract.

Township: Polk

Location:

Located one and a half miles southeast of Urbana, IA, and bordered on the west by gravel 33rd Avenue.

Acreage Breakdown:

Taxable Acres: 19.29
Tillable Acres: 19.65
FSA Acres: 19.65

Soil Productivity: Tillable CSR2: 70.8

Property Taxes: \$768.00

Parcel Numbers: 83018300

School District: Center Point/Urbana School District

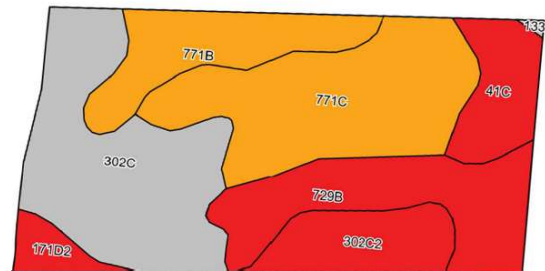
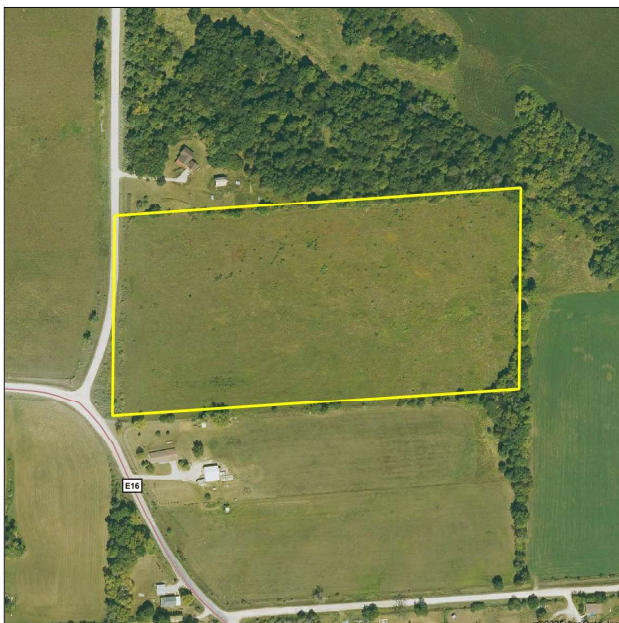
FSA Farm Base Acres: Corn Base Acres: 12.12
Corn PLC Yield: 112
Oats Base Acres: 0.67
Oats PLC Yield: 53

Comments:

This 20-acre parcel in Benton County offers a mix of opportunity and potential. Located just southeast of Urbana, it features open space with room to build your dream home or hobby farm.



View from the southwest looking northeast



Area Symbol: IA011, Soil Area Version: 27					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
302C	Coggon loam, 5 to 9 percent slopes	5.18	26.3%		71
771C	Waubeeek silt loam, 5 to 9 percent slopes	5.00	25.4%		85
729B	Nodaway-Radford silt loams, 2 to 5 percent slopes	3.37	17.2%		56
771B	Waubeeek silt loam, 2 to 5 percent slopes	2.33	11.9%		89
302C2	Coggon loam, 5 to 9 percent slopes, moderately eroded	1.73	8.8%		68
41C	Sparta loamy sand, 5 to 9 percent slopes	1.49	7.6%		37
171D2	Bassett loam, 9 to 14 percent slopes, eroded	0.55	2.8%		54
				Weighted Average	70.8

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

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