

FARMLAND FOR SALE

Benton County, IA
79 Acres M/L

Wiechert Farm

\$1,104,000 (\$13,974/Acre)



JOHN AIRY
*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

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Property Details

Benton County, IA
79 Acres M/L

Legal Description

The East 1/2 of the Southwest 1/4 of Section 7, Township 86 North,
Range 11, West of the 5th P.M.; Benton County, Iowa

Township: Cedar

Location

Located 4 miles south of La Porte City and 5 miles west of Mt
Auburn. Bordered to the south by county graveled road 52nd Street.

Acreage Breakdown:

Taxable Acres: 79.00
Tillable Acres: 77.87
FSA Acres: 77.87

Soil Productivity: **Tillable CSR2:** 79.5

Property Taxes: \$2,700.00

Parcel Numbers: 38007850
38007860

School District: Union School District

FSA Farm Base Acres: **Corn Base Acres:** 64.08
Corn PLC Yield: 142

Comments:

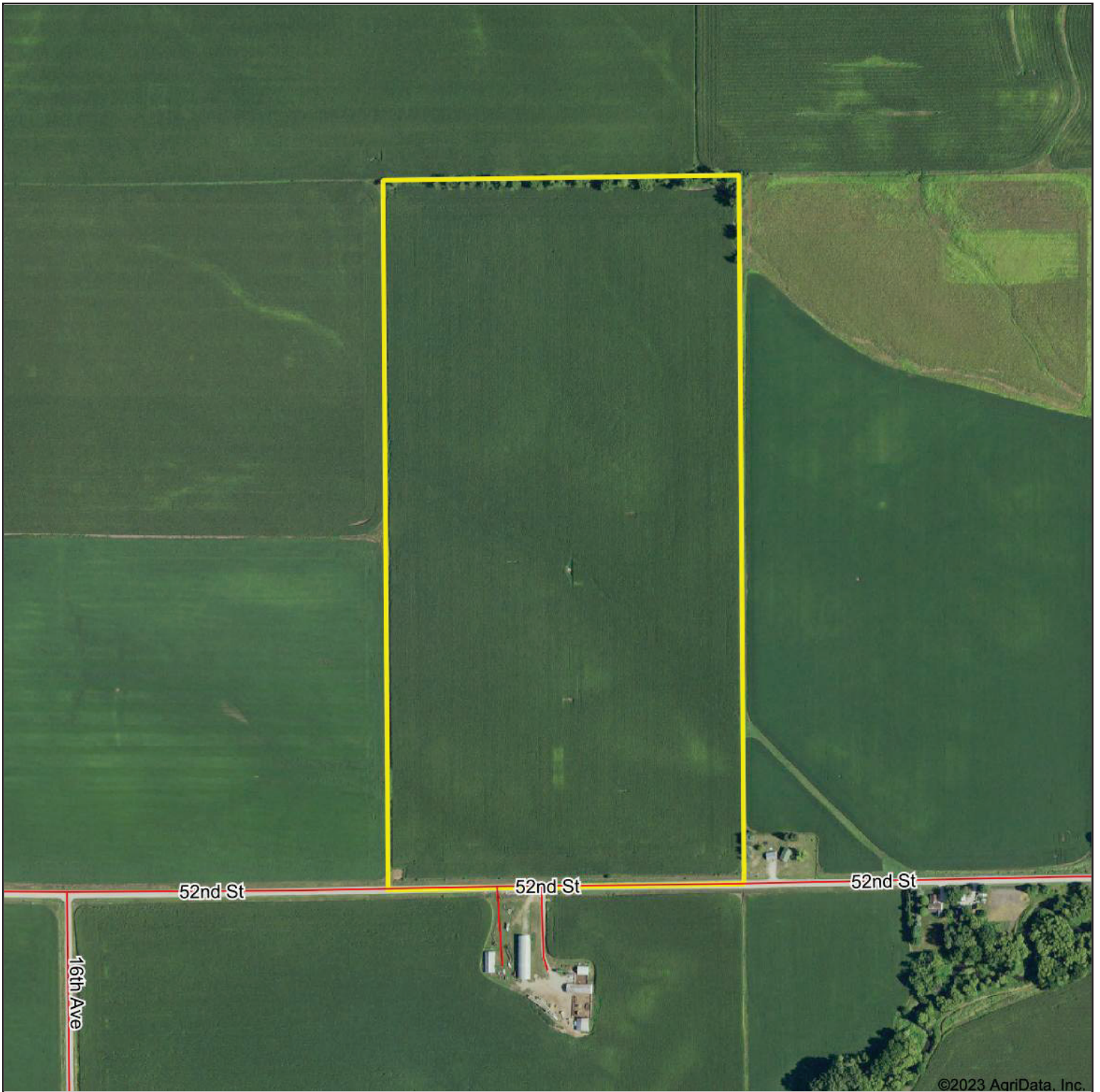
This 79 Acre M/L farm is an all tillable tract with a CSR2 of 79.5.

Appraisals, Management, Brokerage, & Advising

79 Acres M/L

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Aerial Map



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Boundary Center: 42.272102, -92.174291

0ft 577ft 1154ft

7-86N-11W
Benton County
Iowa



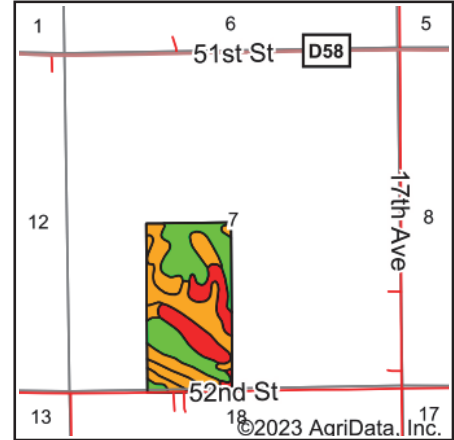
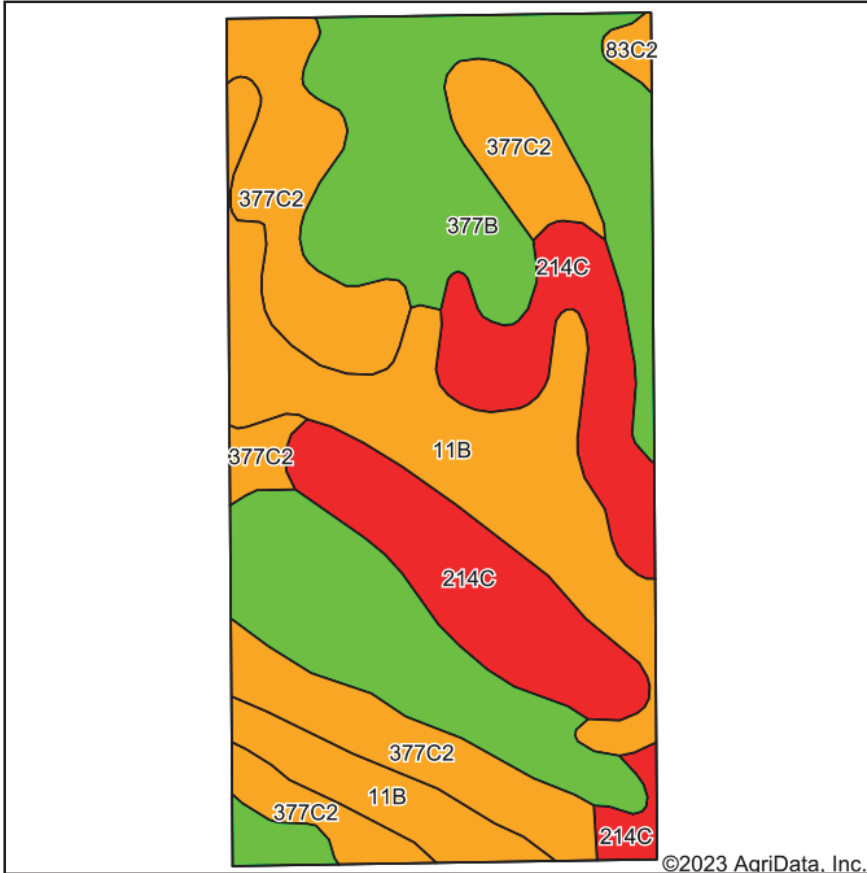
Maps Provided By:



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Tillable Soils Map



State: **Iowa**
 County: **Benton**
 Location: **7-86N-11W**
 Township: **Cedar**
 Acres: **79.72**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA011, Soil Area Version: 25					
Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	27.76	34.8%		94
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	18.18	22.8%		85
11B	Colo-Ely complex, 0 to 5 percent slopes	16.96	21.3%		86
214C	Rockton loam, 20 to 30 inches to limestone, till plain, 2 to 9 percent slopes	16.28	20.4%		42
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.54	0.7%		84
Weighted Average					79.6

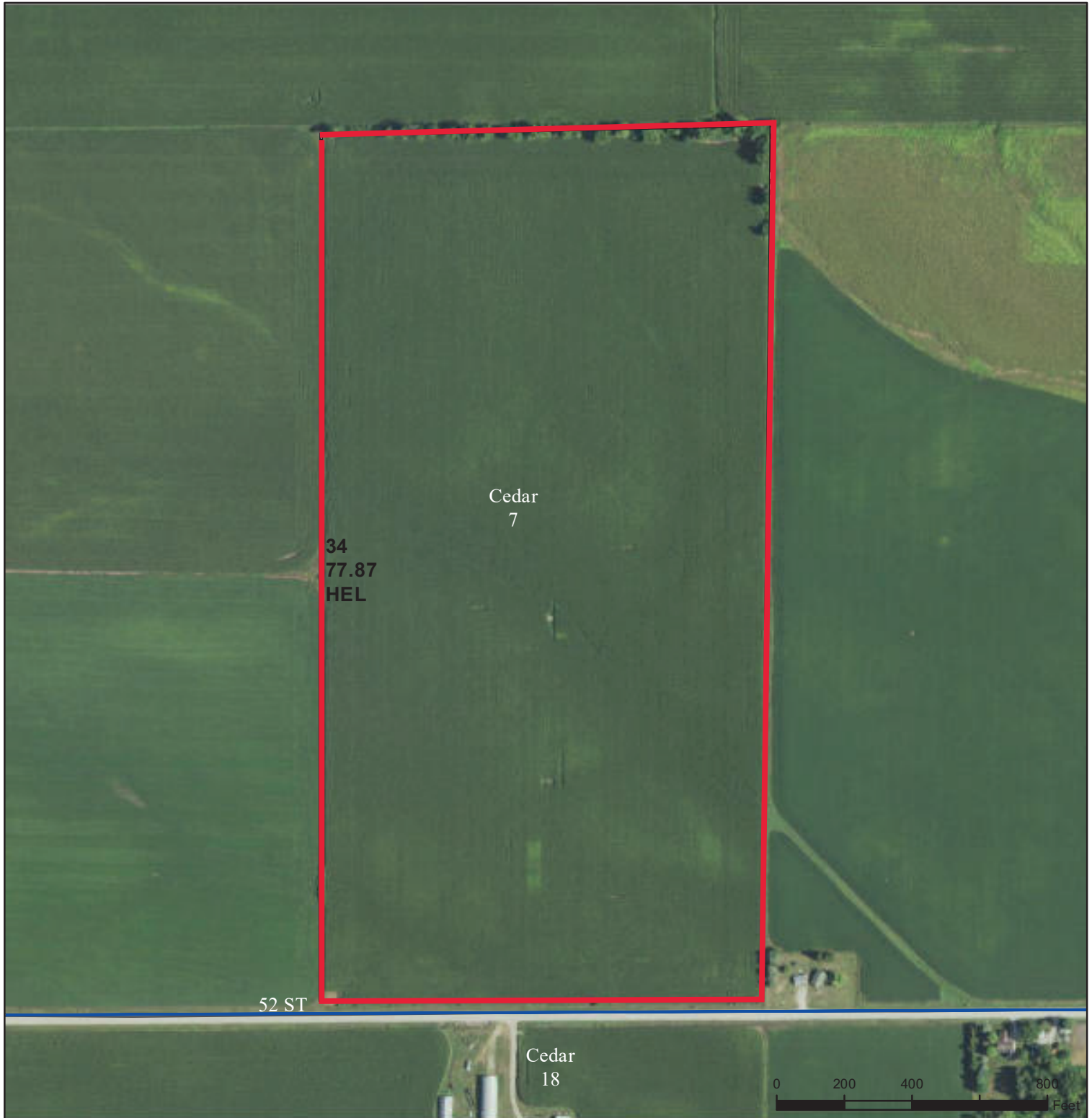
**IA has updated the CSR values for each county to CSR2.
 Soils data provided by USDA and NRCS.

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United States
Department of
Agriculture

Benton County, Iowa



Legend

- Non-Cropland
- CRP
- Iowa PLSS
- Wetland Determination Identifiers
- Cropland
- Tract Boundary
- Iowa Roads
- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 77.87 acres

2023 Program Year

Map Created May 09, 2023

Farm **8620**

Tract **11894**

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USDA is an equal opportunity provider, employer, and lender.

Property Photos

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View from the southwest looking northeast



View from the southeast looking northwest

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View from the northeast looking southwest



View from the northwest looking southeast