

## ***FARMLAND FOR SALE***

**Benton County, IA  
79 Acres M/L**

**Wiechert Farm**

**\$1,052,000 (\$13,317/Acre)**



**JOHN AIRY**  
*Real Estate Agent, Farm Manager  
Auctioneer*

**Licensed In Iowa**

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✉ john@growthland.com

## 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*

# *Plat Map*

# Benton County, IA

# 79 Acres M/L

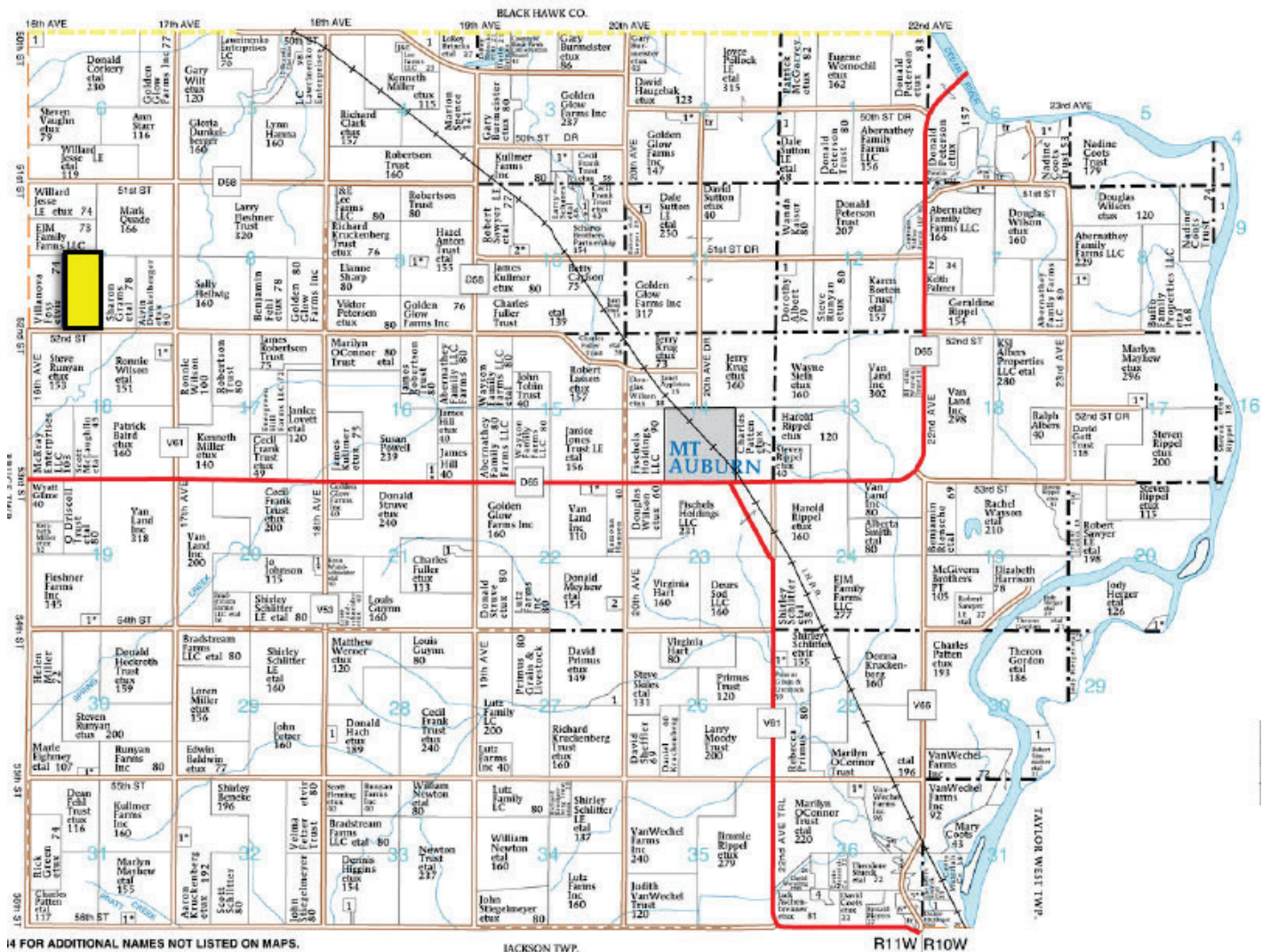
T-86-N

HARRISON TWP.

CEDAR PLAT

(Landowners)

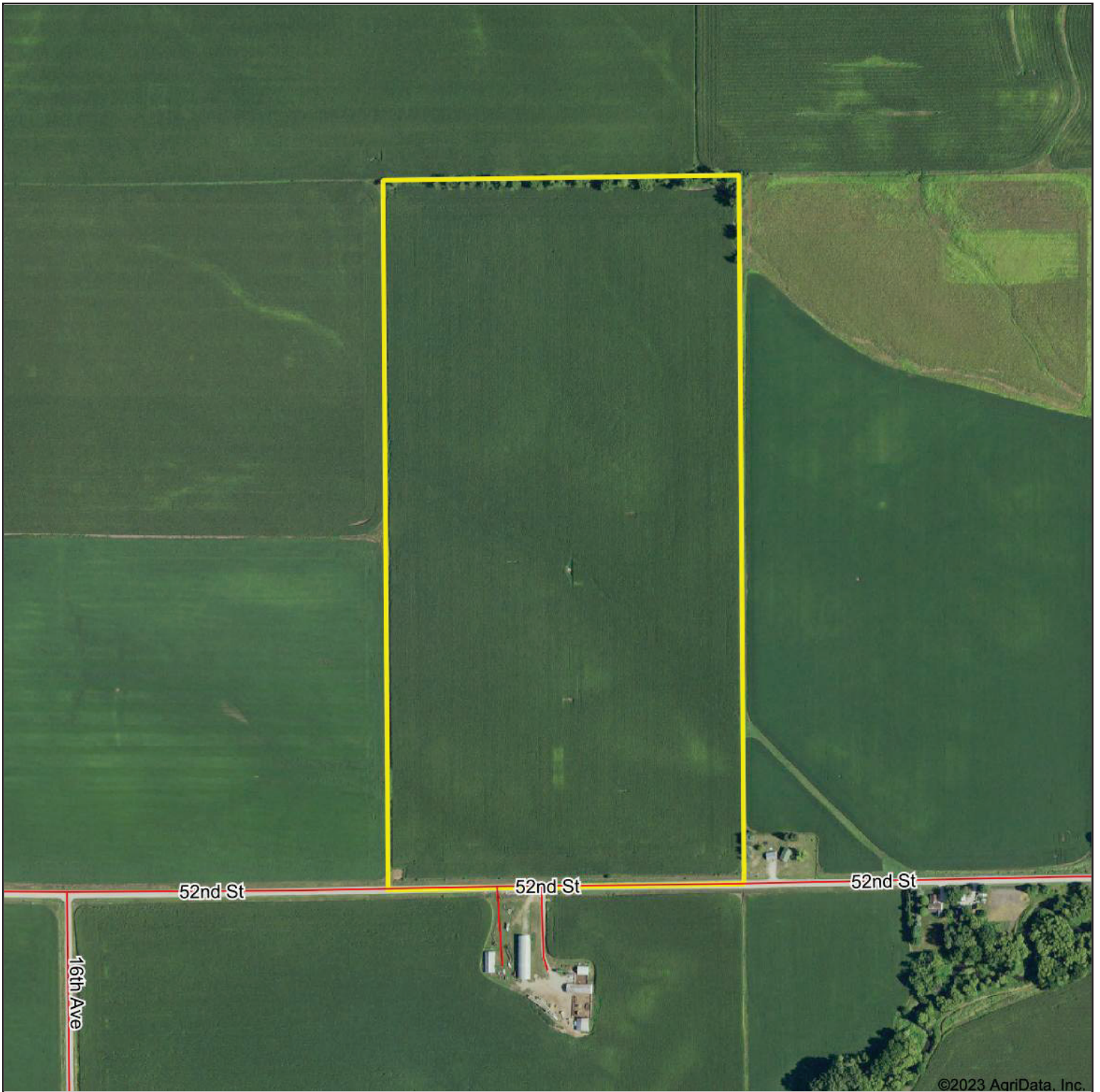
R-10-11-W



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# Aerial Map



## Growthland

Boundary Center: 42.272102, -92.174291

0ft 577ft 1154ft

7-86N-11W  
Benton County  
Iowa



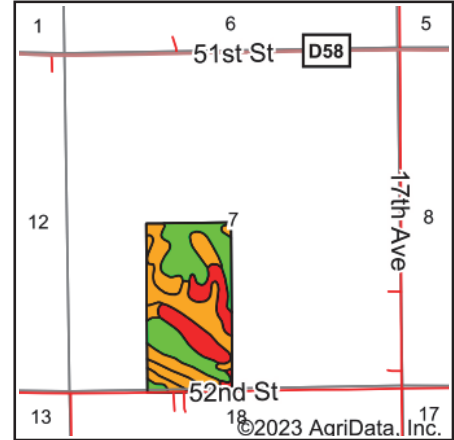
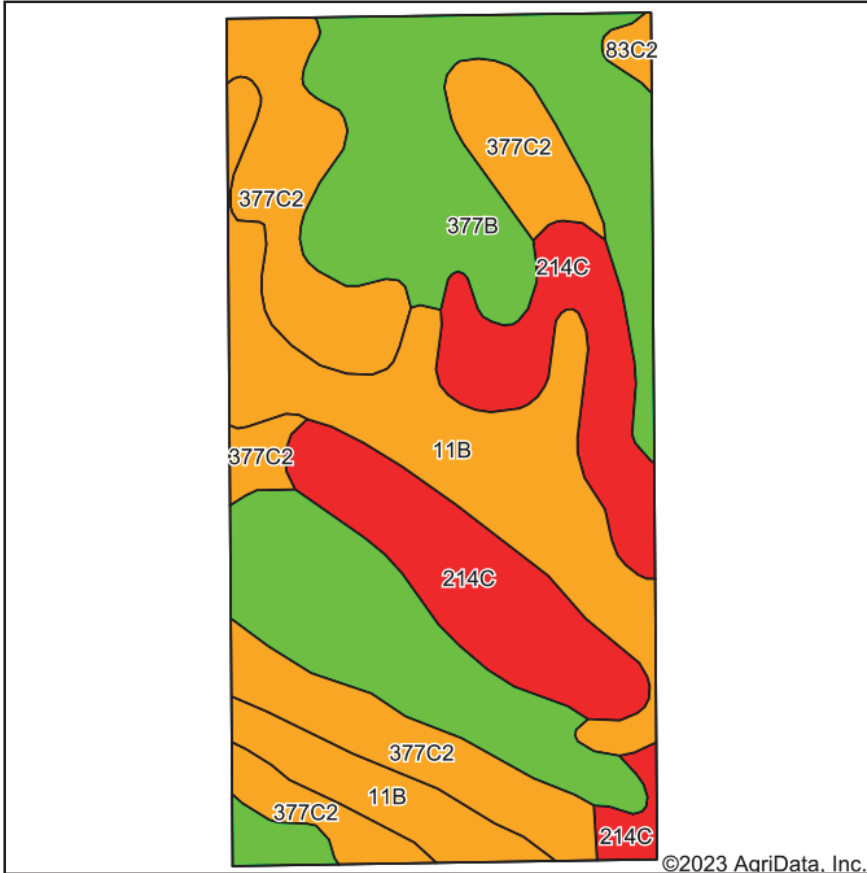
Maps Provided By:



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## Tillable Soils Map



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

**Growthland**

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

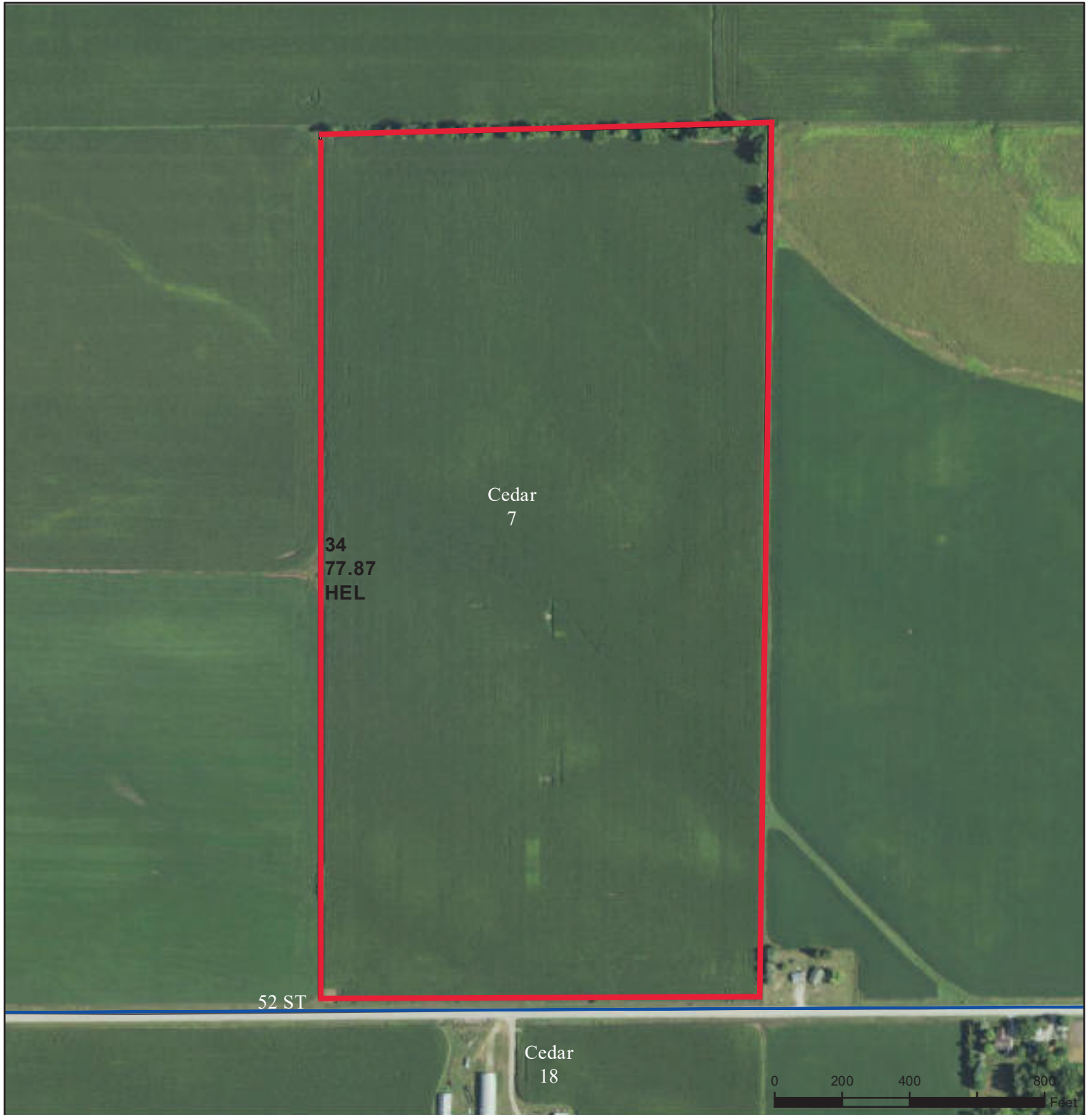
\*\*IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.

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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*

**Benton County, IA**  
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View from the southwest looking northeast



View from the southeast looking northwest

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## *Property Photos*

**Benton County, IA**  
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View from the northeast looking southwest



View from the northwest looking southeast