



Benton

COUNTY, IOWA 

LAND AVAILABLE

77
ACRES M/L

Travis Smock | 319.361.8089

Travis.Smock@PeoplesCompany.com | IA LIC S65470000

LISTING #17966



Benton County, Iowa Farmland Available!

Presenting 77 acres m/l of productive farmland just north of Vinton, Iowa.

This prime farm consists of approximately 69.76 FSA cropland acres with an average CSR2 of 77.7 and is designated NHEL (Non-Highly Erodible Land). There is an additional 0.5 acres m/l surrounding the acreage site to the east that could be brought into production. Nearly 100% of the parcel is pattern tilled. The land is currently USDA Certified Organic with a wide variety of crop history creating a unique opportunity for area organic farmers or those looking to diversify their plantings.

The 2024 crop varieties included corn, soybeans, winter wheat, and alfalfa. There is a current planting of alfalfa that creates a nice cover and offers the potential for added spring income prior to row-crop planting.

This farm is located less than 30 miles from the Cedar Rapids grain market, just off of Interstate 380, two miles from Highway 150 at the intersection of 53rd Street and 27th Avenue Drive in Section 13 of Harrison Township, Benton County, Iowa.



Directions

From Vinton, IA: Head north on Highway 150 and travel for 6.75 miles. Turn north onto 27th Avenue Drive and travel for 2.25 miles. The farm will be on the west side of the road.

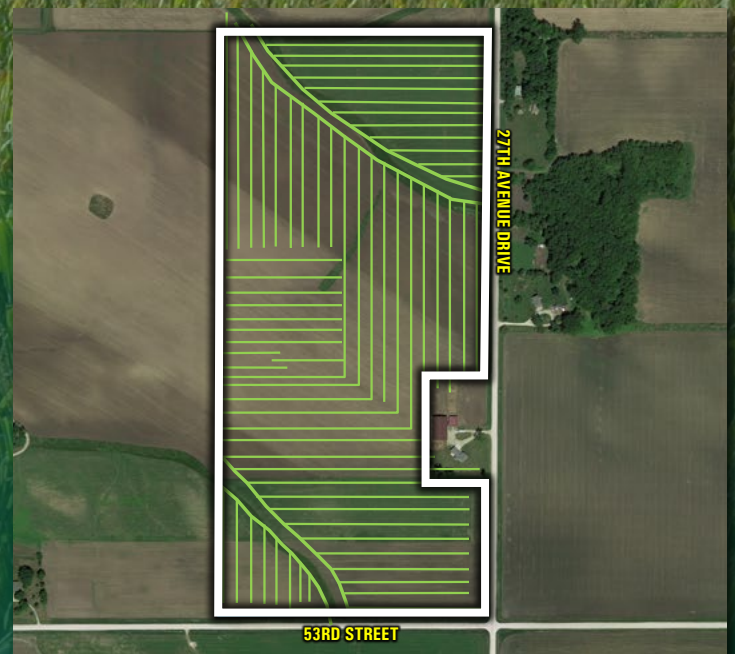
From Urbana, IA: Head west on Highway 150 and travel for 3.5 miles. Turn north onto 27th Avenue Drive and travel for 2.25 miles. The farm will be on the west side of the road.

ASKING PRICE: \$885,500 | ESTIMATED TAXES: \$2,740.00 | LISTING #17966 | CSR2: 77.70

Tillable soils map



Tile map



CODE	DESCRIPTION	ACRES	% OF FIELD	LEGEND	IA CSR2
391B	Clyde-Floyd complex	25.42	36.44%	●	87
408B	Olin sandy loam	11.46	16.43%	●	64
198B	Floyd loam	10.75	15.41%	●	89
175B	Dickinson fine sandy loam Olin	7.80	11.18%	●	50
408C	sandy loam	4.97	7.12%	●	59
399	Readlyn silt loam	4.63	6.64%	●	91
84	Clyde silty clay loam	3.40	4.87%	●	88
83B	Kenyon loam	1.17	1.68%	●	90
175C	Dickinson fine sandy loam	0.15	0.22%	●	45

Average: 77.7



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2300 Swan Lake Boulevard, Suite 300
Independence, IA 50644



PeoplesCompany.com
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SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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