

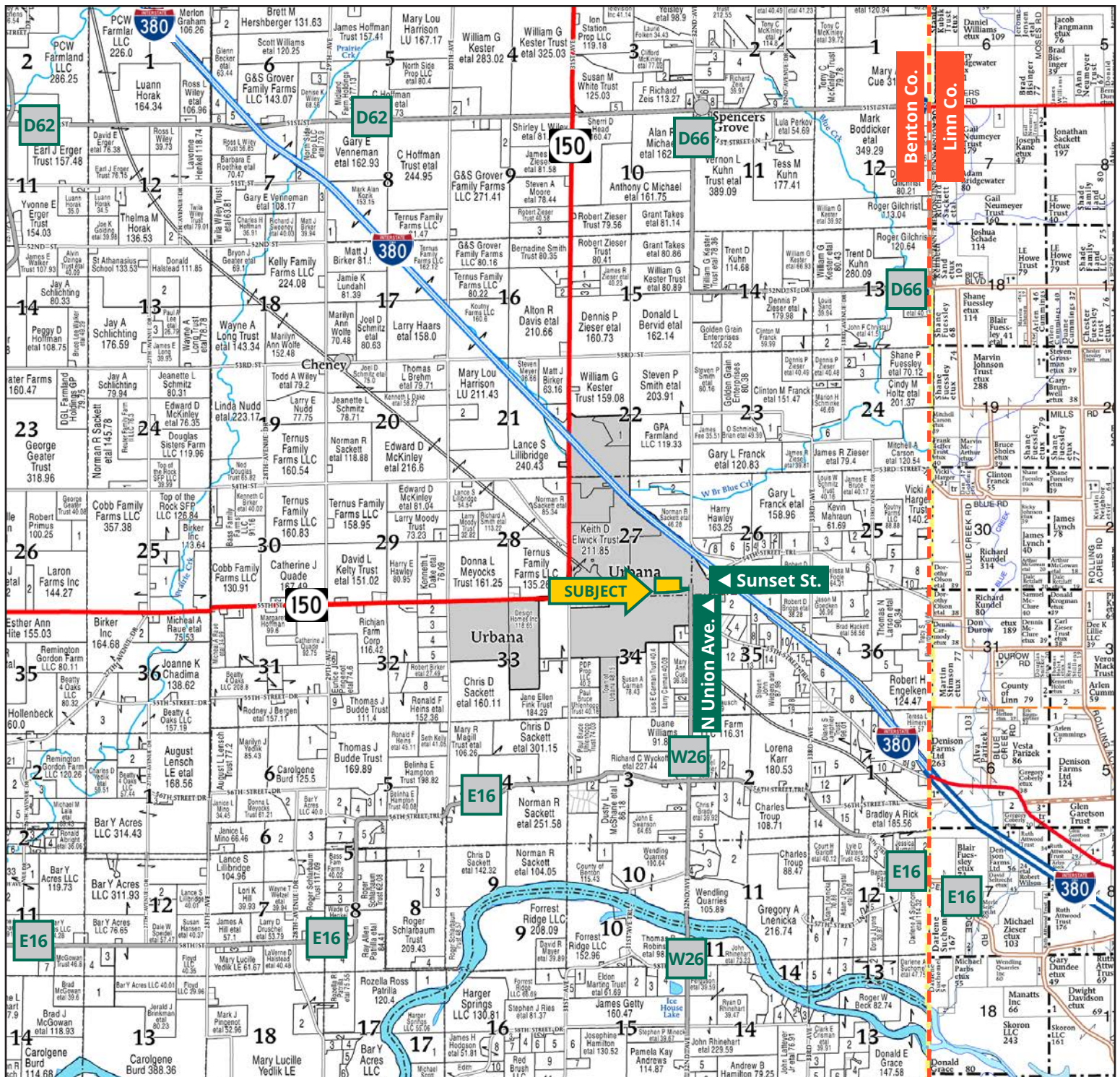
## Development Potential in City of Urbana on Hard-Surfaced Road



**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag

**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

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

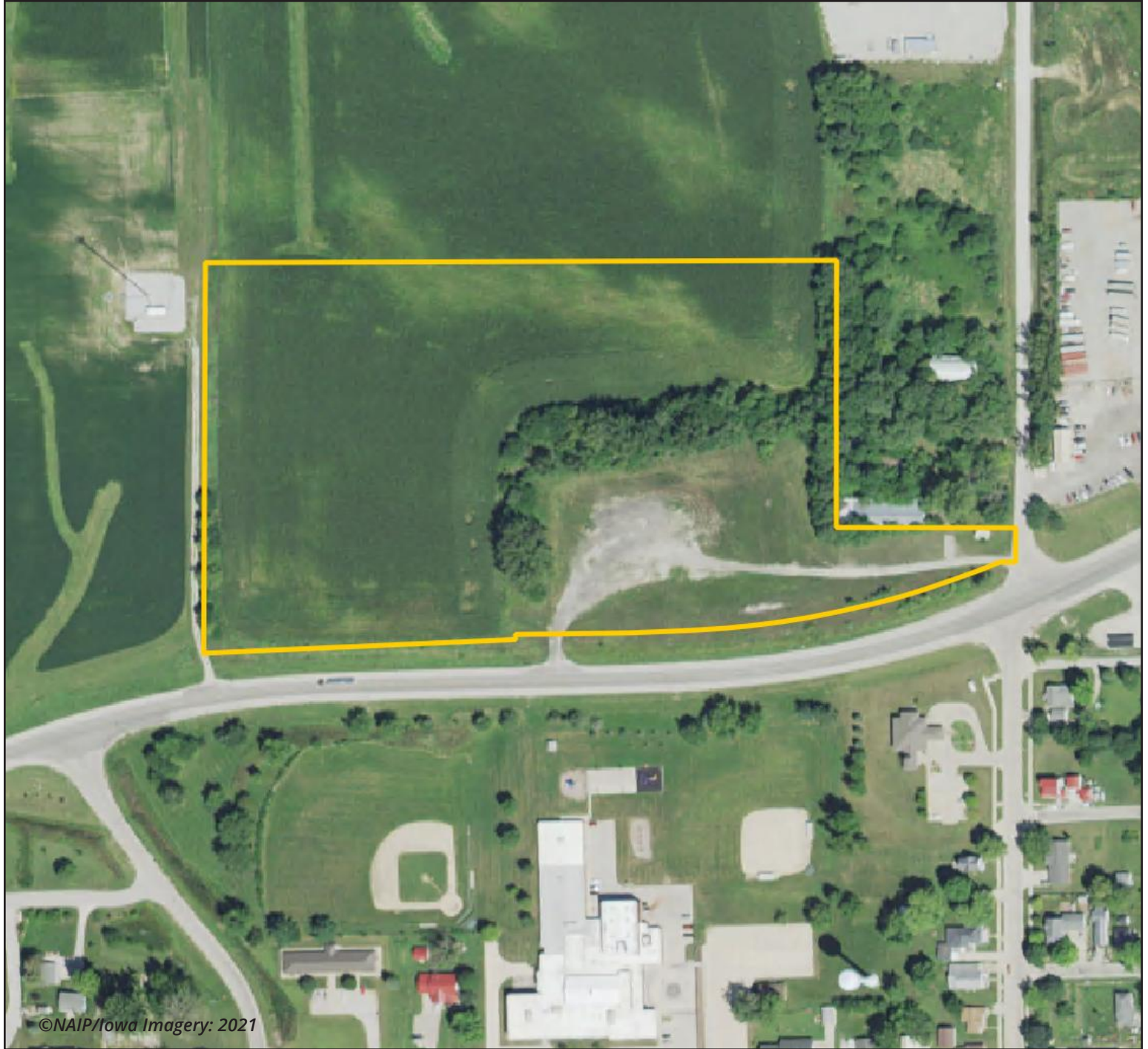


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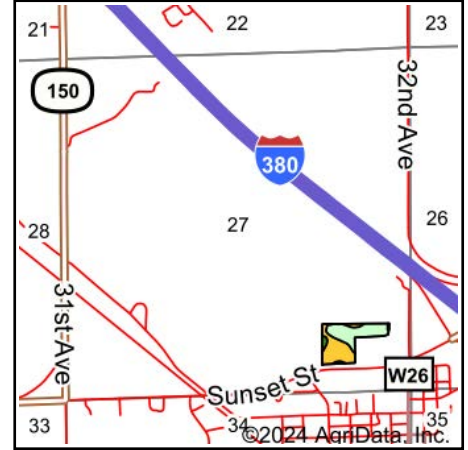
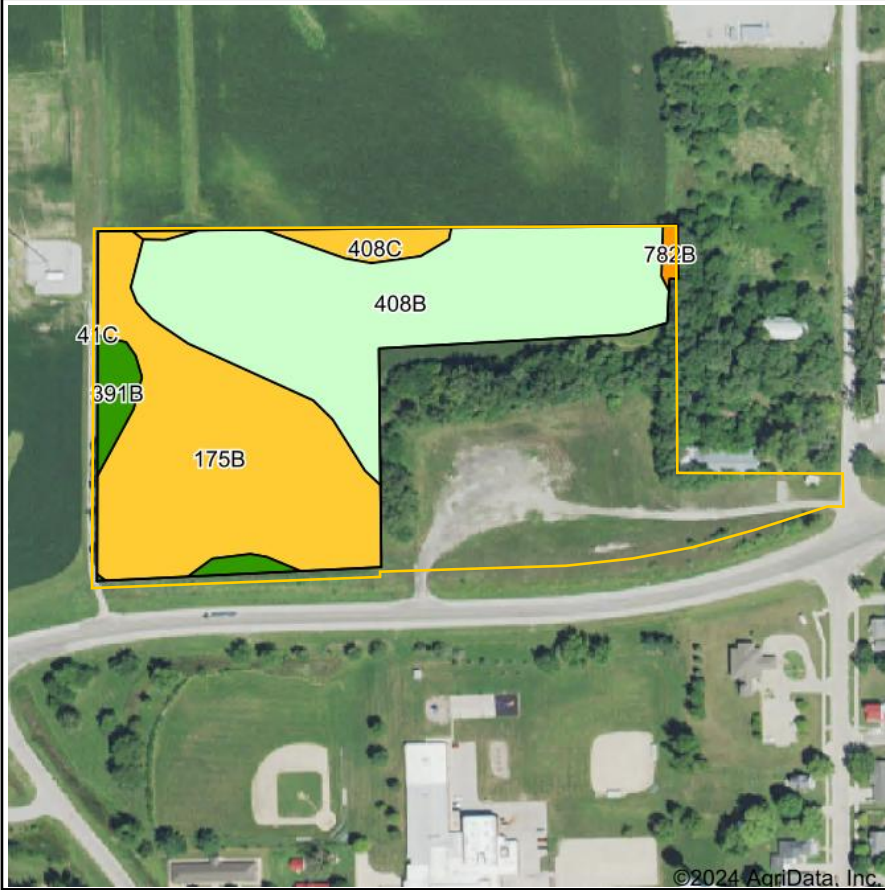
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FSA/Eff. Crop Acres: 9.61 | Soil Productivity: 58.70 CSR2



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State: **Iowa**  
 County: **Benton**  
 Location: **27-86N-9W**  
 Township: **Polk**  
 Acres: **9.61**  
 Date: **12/27/2024**

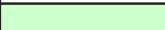






Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA011, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
408B	Olin sandy loam, 2 to 5 percent slopes	4.74	49.4%		Ile		64
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	4.06	42.2%		IIIe		50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.40	4.2%		IIw		87
408C	Olin sandy loam, 5 to 9 percent slopes	0.34	3.5%		Ile		59
782B	Donnan silt loam, 2 to 5 percent slopes	0.07	0.7%		Ile		43
<b>Weighted Average</b>					<b>2.42</b>	<b>*-</b>	<b>58.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

### Location

From Urbana: The property is located on the northwest side of the intersection of W. Sunset St. and N. Union Ave.

### Simple Legal

That part of the SE¼ of the SE¼ of Section 27, Township 86 North, Range 9 West of the 5th P.M., Benton County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$607,115.00
- \$39,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

### Possession

Possession will be at closing subject to the 2025 cash rent lease.

### Real Estate Tax

Taxes Payable 2024 - 2025: \$5,240.00  
Net Taxable Acres: 15.37  
Tax per Net Taxable Acre: \$340.92

### Lease Status

There is a cash rent lease in place for the 2025 crop year. Contact the listing agent for details.

### FSA Data

Farm Number 8299, Tract 9641  
FSA/Eff. Crop Acres: 9.61

### Soil Types/Productivity

Primary soils are Olin and Dickinson. CSR2 on the FSA/Eff. crop acres is 58.70. See soil map for detail.

### Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

### Land Description

The terrain is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

Access to city water is located in the southeast corner of the farm, on the north side of Sunset St. right-of-way. There is a 3" forced main providing city sewer along the east boundary. Depending on the development of the property, city sewer may need to be extended from the west on the north side of Sunset St.

### Land-Use Zoning

The western 10.55 acres is currently zoned for agriculture. The eastern 4.82 acres is currently zoned for industrial use. The city of Urbana would like to see commercial and/or multi-family development on this property.

### Comments

This property is in an ideal location for development along Sunset St., within the city limits of Urbana.



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. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

Southeast Corner Looking Northwest



East Side Looking West



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South Side Looking North



Southwest Corner Looking Northeast

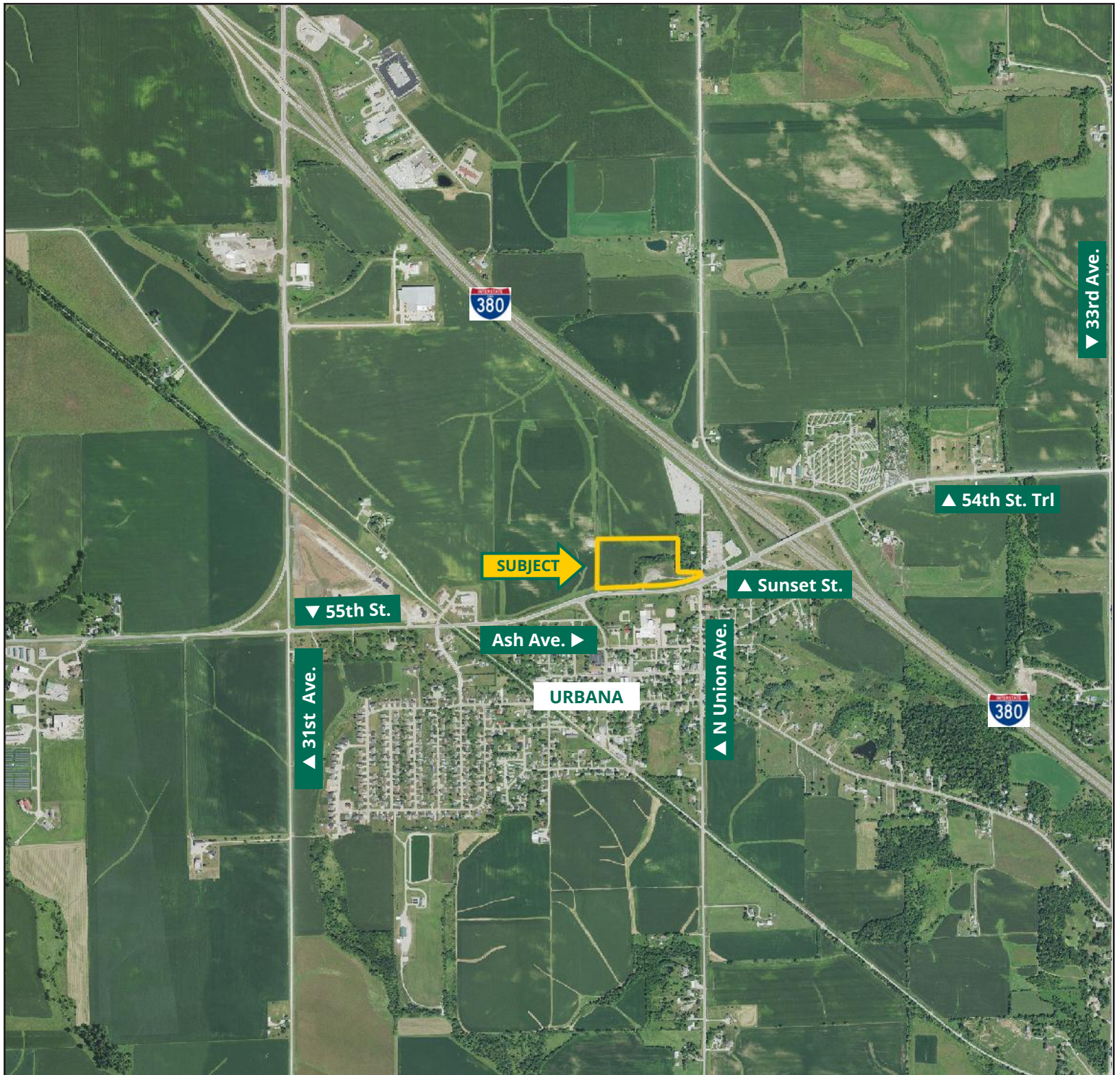


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