



LAND FOR SALE

Benton County

126
ACRES +/-



FARM DESCRIPTION

PRICE: \$1,323,000

Iowa Land Company is pleased to present the Kremer Family farm sale in Benton County, Iowa. This is a century farm that has been in the family for over 100 years. The farm consists of 126.00 +/- taxable acres, located just north of Garrison, Iowa. The farm is situated in Section 28 of Jackson Township. This is a great opportunity for local farmers to expand their current farming operation or for an investor looking for a solid return. The farm has 113.17 +/- acres considered cropland acres. The current cropland acres have a 75.2 CSR2 weighted average across the cropland acres. This farm offers some nice rolling terrain, farmland acres and productive soils for productive harvest in the years to come! The farm is located just one quarter mile off a hard pavement road, for easy access. The cropland has an open lease for the 2025 cropland season. The new buyer can farm the farm in 2025 or if a non operator purchases the farm the current tenant would have interest in renting the farm for 2025 and into the future. This farm has produced well in the past since it was improved pasture prior to being farmed as a row crop farm. Contact Land Agent Nick Skinner at 515-650-0974 or Land Broker Cody Skinner 515-443-6343 today to set up a farm showing.



NICK SKINNER | LAND AGENT
Nick@IowaLandCompany.com
515-650-0974



CODY SKINNER | LAND BROKER
Cody@IowaLandCompany.com
515-443-6343

Urbandale Office
2540 106th St. Suite 201
Urbandale, IA 50322



AERIAL PHOTO

Benton County

126
ACRES +/-



FARM SPECIFICATIONS:

Asking Price:

\$1,323,000 or \$10,000/Acre

Location:

From Garrison, Iowa, head north on Hwy 198 for .60 mile, turn right or east onto 60th St. for .30 miles, farm borders Hwy 198 going north out of Garrison (east side of the road), land for sale sign is located at the entrance in the north-west corner of the property.

Legal Description:

126 +/- Taxable Acres located in Benton County, Jackson township, section 28. Exact legal will come from the Abstract.

Tax Information:

TBD- estimated annually



SOIL MAP

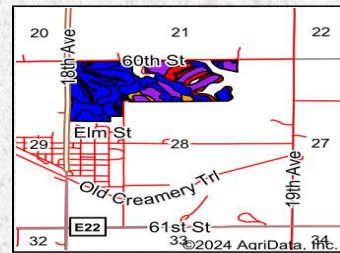
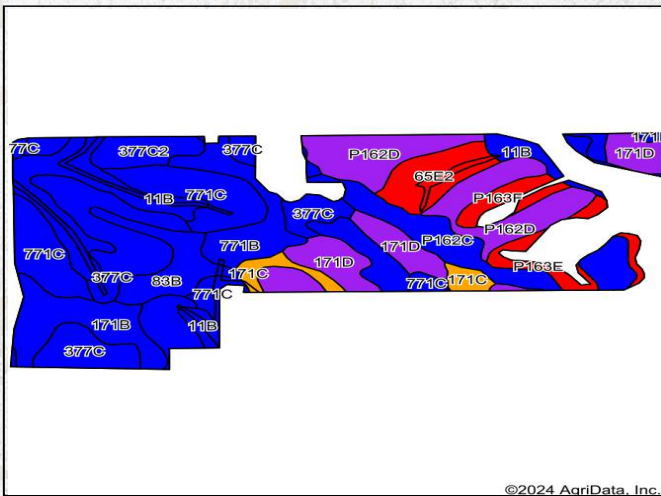
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Details

- 126 +/- Taxable Acres
- 113.17 +/- FSA Cropland Acres
- 75.2 CSR2 Average
- Century Farm
- Great laying farm with natural drainage toward the middle of the farm.
- Good soil ratings and types (Dinsdale, Waubeek silty loam, and Colo-Ely complex, are the majority soil types)
- Tile has been installed over the years.
- Excellent quality farm that has been well cared for over the years
- Improved pasture prior to being farmed as a row crop farm so the farm produces well
- Two lots in the city limits of Garrison are identified on the aerial map are included with the listing
- Two substations located on the property
- Located just north of Garrison, Iowa city limits
- See the home & buildings acreage listing on our website for additional information.

Soils Map



State: **Iowa**
 County: **Benton**
 Location: **28-85N-11W**
 Township: **Jackson**
 Acres: **113.17**
 Date: **12/13/2024**



Soils data provided by USDA and NRCS.

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Area Symbol: IA011, Soil Area Version: 27															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*1 Corn Bu	*1 Soybeans Bu	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Kentucky bluegrass AUM	Oats Bu	Smooth bromegrass AUM
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	18.28	16.3%		IIIe	216.0	62.6	90	75						
11B	Colo-Ely complex, 0 to 5 percent slopes	14.41	12.7%		IIw	80.0	23.2	86	68						
771C	Waubeek silt loam, 5 to 9 percent slopes	13.12	11.6%		IIIe	203.2	58.9	85	72						
P162D	Downs silt loam, paha, 9 to 14 percent slopes	12.97	11.5%		IIIe	0.0	0.0	57							
171D	Bassett loam, 9 to 14 percent slopes	9.64	8.5%		IIIe	164.8	47.8	57	55						
P162C	Downs silt loam, paha, 5 to 9 percent slopes	8.20	7.2%		IIIe	0.0	0.0	85							

Soils data provided by USDA and NRCS.



PROPERTY PHOTOS

Benton County

126
ACRES +/-








ABOUT US

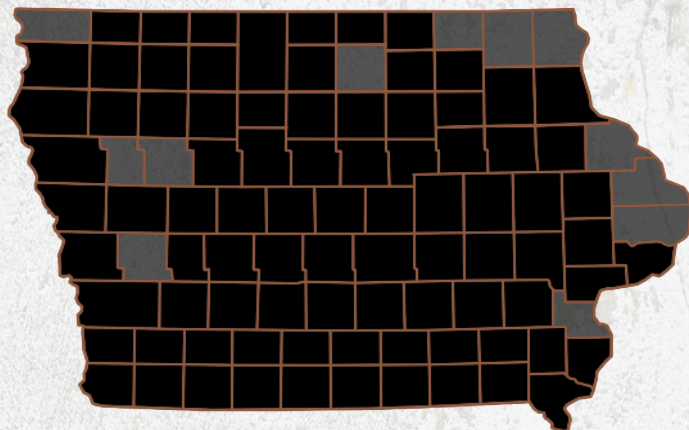
We are Iowa Land Company

A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"

-Iowa Land Company

Cody and Nick are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Luke and Matt Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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