



# Dan Kaestner Team

IOWA REALTY

"Our Family Helping Your Family" Dan, Annie, Daric and Missy

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## Client Full

Land/Lot/Farm

29th Ave

CRAAR



MLS#:	1613023	LND - <b>Active</b>	List Price:	\$265,000
Area:	OT-W (West of I-380)		SubType:	Farm
Address:	29th Ave			
City/Town:	Vinton		Zip Code:	52346
County:	Benton		Parcel #:	83026200
School Dist:			Zoning:	Ag

Lot Size:	32.71	Acres:	32.710
Possession:	Negotiable	Tillable Acres:	
CB:	CSR Avg:	CRP Acres:	
ASC Yield:		CRP Year:	

House:	No	Gross Tax:	\$1,006
Assoc Fee:		Net Tax:	\$936
		Taxable Value:	

Legal Desc: SE SW Ex Parcel A 5-85-9

Directions: S of Urbana on 32nd Ave, W on 56th St Trl

### Remarks

Highly productive Benton County farm ground, with a combined CSR2 of 76.9 on 32.71 acres m/I. This property is an excellent addition to your farming operation or investments.

### Features

Site Description: Level  
 Soil Type:  
 Farm Misc:  
 Utilities:  
 Water/Sewer/Rds: Unpaved  
 Terms: Cash, Conventional

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED.