

Land For Sale

ACREAGE:

254.00 Acres, m/l

LOCATION:

Cedar County, IA



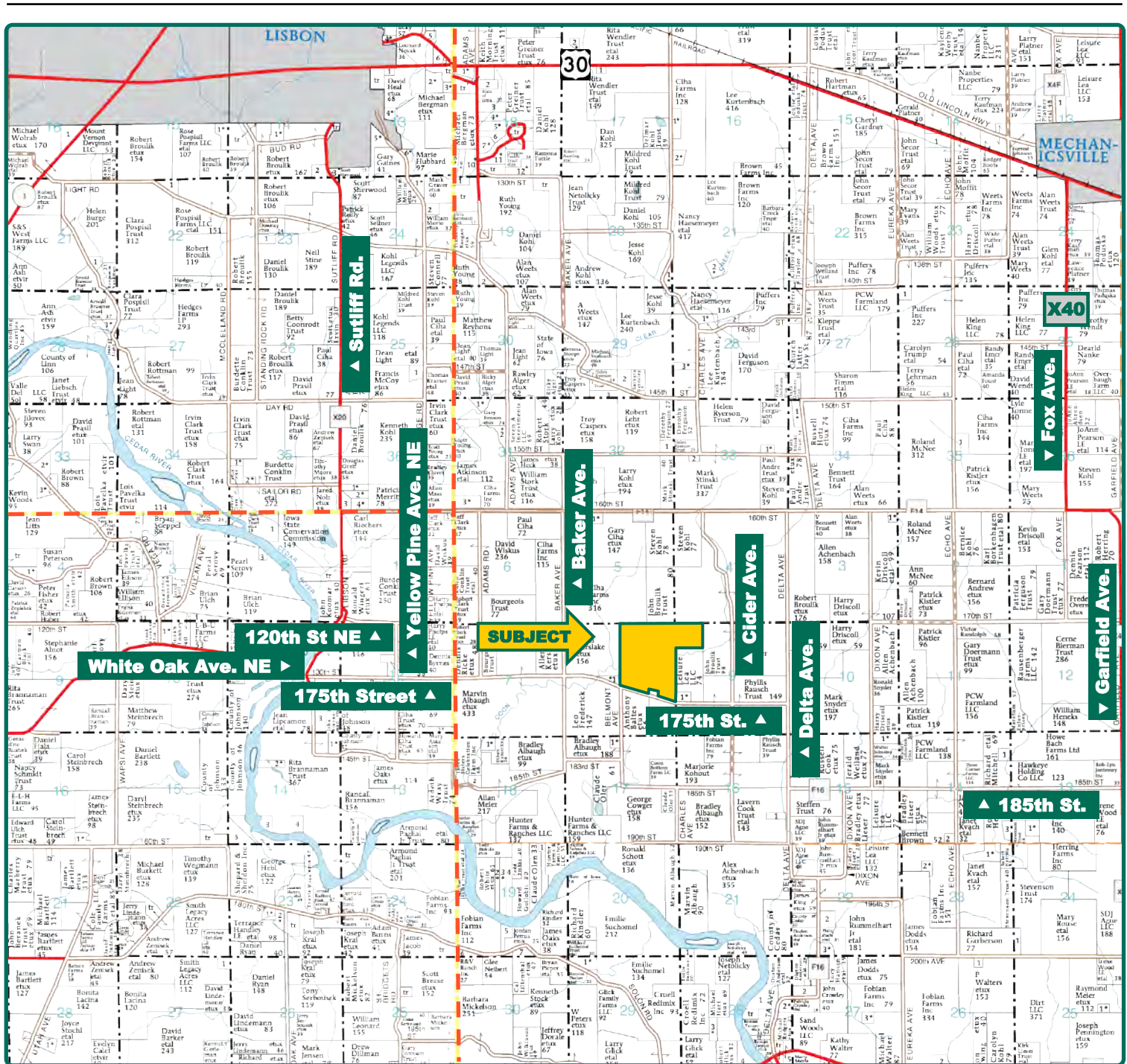
Property Key Features

- **254.00 Acres Located 7 Miles Southwest of Mechanicsville, Iowa**
- **203.63 Acres of FSA/Eff. Crop Acres with an 83.70 CSR2**
- **Includes Three-Bedroom Home, Two Machine Sheds and Livestock Buildings**

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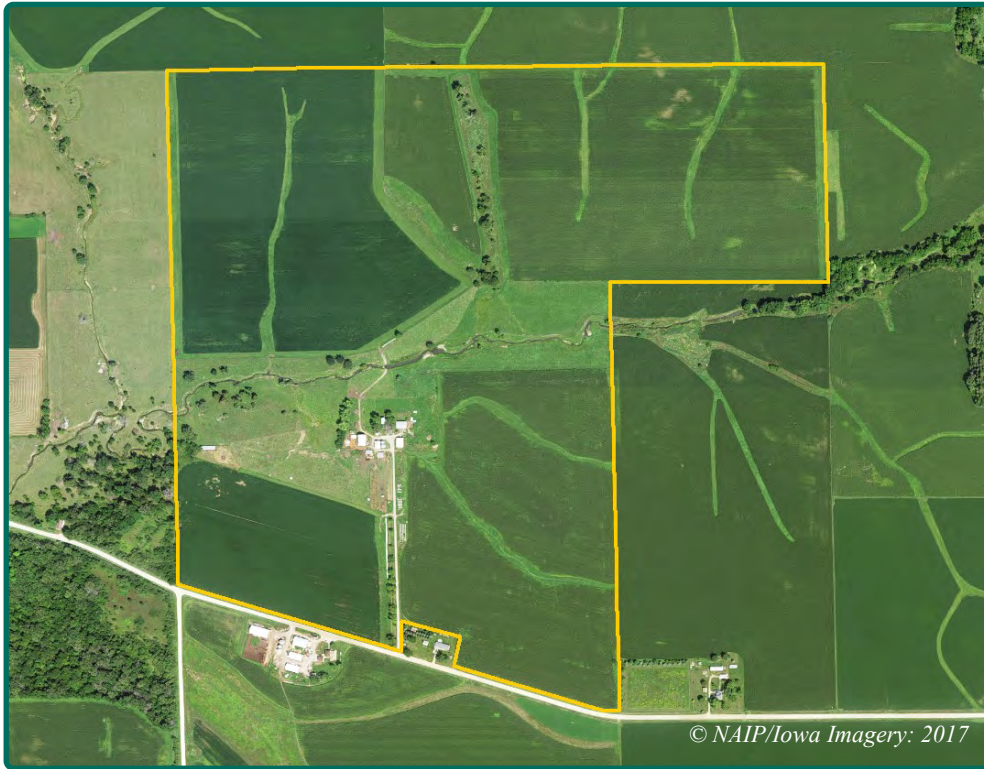


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FSA/Eff. Crop Acres:	203.63
Corn Base Acres:	114.85
Bean Base Acres:	69.35
Soil Productivity:	83.70 CSR2

Total Living SF:	1,624
Bedrooms:	3
Bathrooms:	1
Year Built:	1900
ADDRESS:	
	175 175th St
	Lisbon, IA 52253

Property Information

254.00 Acres, m/l

Location

From Mechanicsville: 3 miles south on Fox Ave., continue onto Garfield Ave. for an additional 3 miles, 3 miles west on 185th St., ¾ mile north on Delta Ave. and 1¼ mile west on 175th St. Farm is located on the north side of the road.

From Lisbon: 4 miles south on Sutliff Rd., southeast onto White Oak Ave. NE, ½ mile east on 120th St. NE, ½ mile south on Yellow Pine Ave. NE and 2 miles east on 175th St. Farm is located on the north side of the road.

Legal Description

The NW¼ of the NW¼ of Section 9, and the NE¼ and all North of road in the SE¼ of Section 8, all in Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa, excepting therefrom Auditor's Parcel B in the NE¼ of the SE¼ of Section 8, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa, as shown in Plat Book D on page 203 in the Cedar County Recorder's Office.

Price & Terms

- \$2,146,300
- \$8,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to 2020 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2019 - 2020: \$10,912.00
Gross Acres: 254.00
Net Taxable Acres: 253.05

FSA Data

Farm Number 1095, Tract 78
FSA/Eff. Crop Acres: 203.63
Corn Base Acres: 114.85
Corn PLC Yield: 149 Bu.
Bean Base Acres: 69.35
Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Maxfield, Dinsdale and Klinger. CSR2 on the FSA/Eff. crop acres is 83.70. See soil map for detail.

Land Description

Level to gently rolling.

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Measured Tillable Acres 203.63 Avg. CSR2 83.70

Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
382	Maxfield silty clay loam, 0 to 2 percent	87	20.6%	IIw	41.99
377B	Dinsdale silty clay loam, 2 to 5 percent	94	19.7%	IIe	40.18
184	Klinger silty clay loam, 1 to 4 percent	95	16.5%	Iw	33.51
761	Franklin silt loam, 1 to 3 percent slopes	85	11.3%	Ie	23.10
377C	Dinsdale silty clay loam, 5 to 9 percent	90	10.0%	IIIe	20.37
175C	Dickinson fine sandy loam, 5 to 9	45	5.2%	IIIe	10.59
175B	Dickinson fine sandy loam, 2 to 5	50	3.5%	IIIe	7.22
83B	Kenyon loam, 2 to 5 percent slopes	90	2.5%	Ile	5.1
41C	Sparta loamy fine sand, 5 to 9 percent	34	2.5%	IVs	5.0
760	Ansgar silt loam, 0 to 2 percent slopes	85	1.9%	IIw	3.9
83C	Kenyon loam, 5 to 9 percent slopes	85	1.9%	IIIe	3.9
41B	Sparta loamy fine sand, 2 to 5 percent	39	1.6%	IVs	3.4
133	Colo silty clay loam, 0 to 2 percent	78	1.6%	IIw	3.3
352B	Whittier silt loam, 2 to 5 percent slopes	52	0.5%	Ile	0.9
83C2	Kenyon loam, 5 to 9 percent slopes,	84	0.4%	IIIe	0.8
41E	Sparta loamy fine sand, 9 to 18 percent	6	0.2%	VIs	0.5
485	Spillville loam, 0 to 2 percent slopes,	88	0.0%	IIw	0.0

House

The property includes a nice three-bedroom, one-bath, two-story farmhouse. It includes 1,624 finished square feet.

- **South Machine Shed:** 40' x 56', steel frame, dirt floor.
- The property also includes various livestock buildings.

Water & Well Information

The well is located in the basement of the house. There is a second well in the west shed and a third well located 55' east of the house, both wells are inactive.

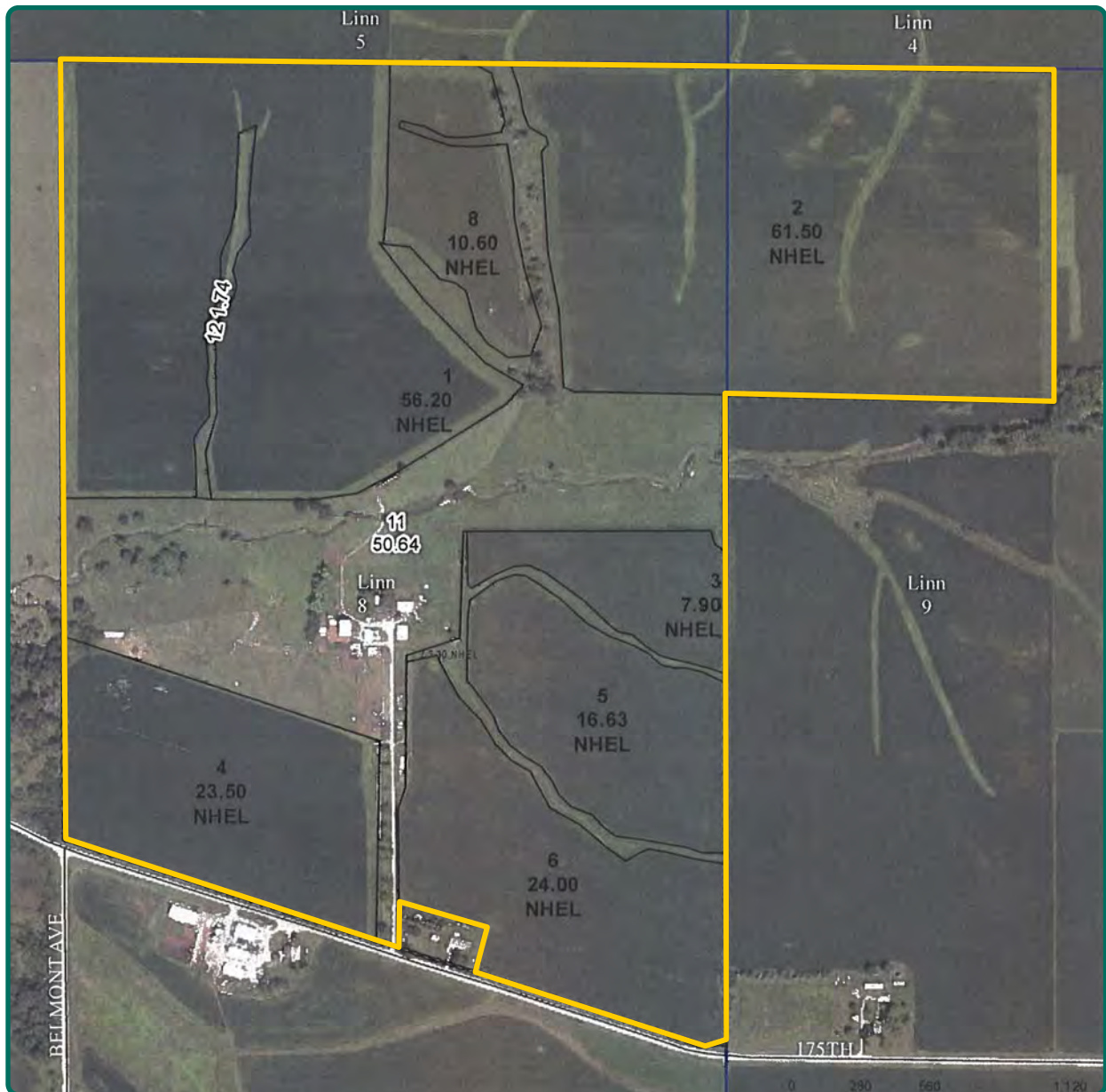
Outbuildings

- **North Machine Shed:** 40' x 60', steel frame, dirt floor.

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Septic System

The septic tank is located north of the house. The status is unknown.

Reserved Items

The tenant reserves most portable sheds, creep feeders, inner gates, head chute, and various other personal property.

Comments

This is a nice 254-acre farm located southwest of Mechanicsville and includes 203.63 acres of highly productive farmland with a 83.70 CSR2. There is also a nice home and outbuildings surrounded by nice pasture.

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.

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