

# Land For Sale

**ACREAGE:**

**118.11 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



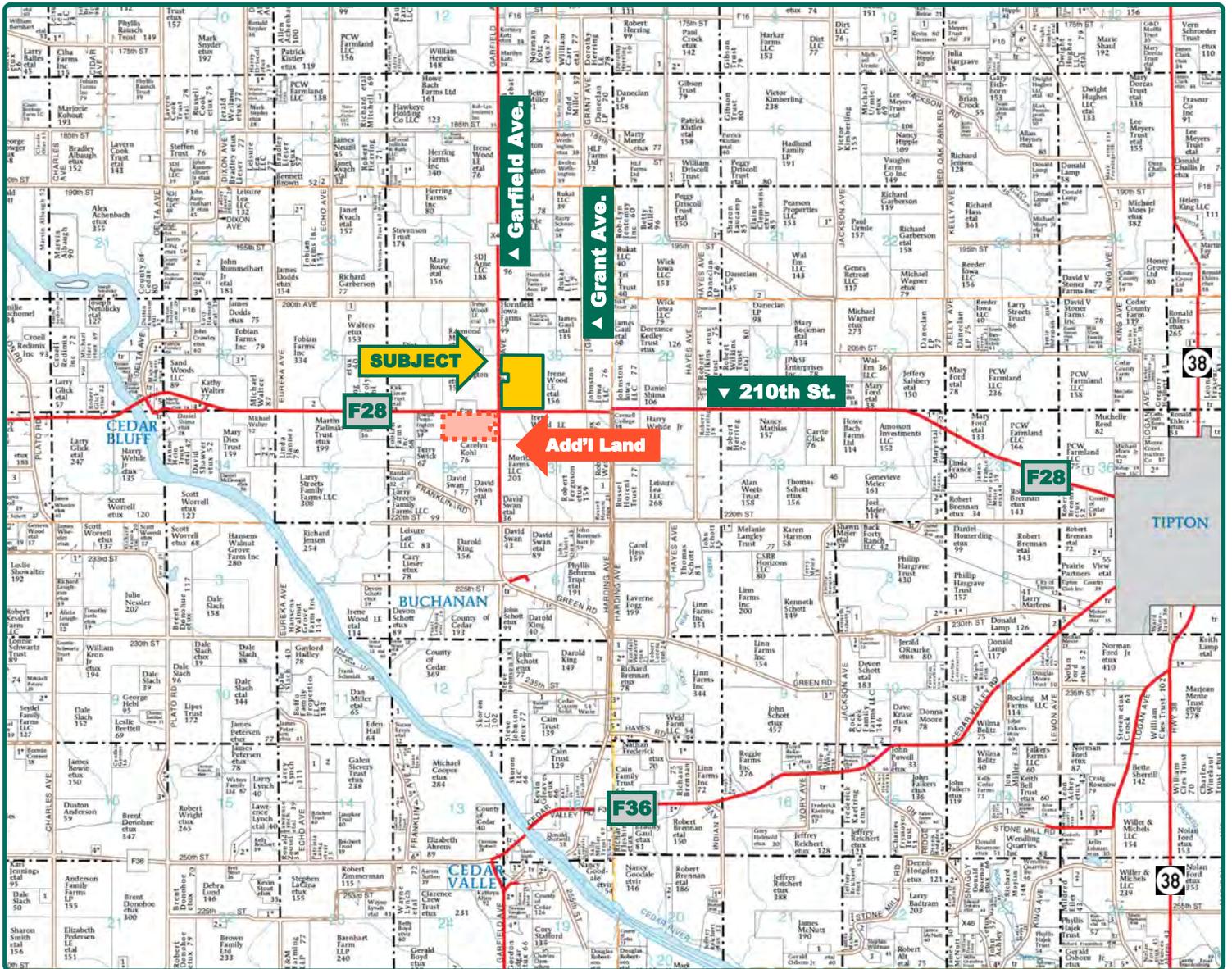
## Property Key Features

- Located West of Tipton on a Hard-Surface Road
- 111.70 FSA/Eff. Crop Acres with a 91.80 CSR2
- Productive Cedar County Farm

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<b>FSA/Eff. Crop Acres:</b>	<b>111.70</b>
<b>Corn Base Acres:</b>	<b>83.00</b>
<b>Bean Base Acres:</b>	<b>28.70</b>
<b>Soil Productivity:</b>	<b>91.80 CSR2</b>

## Property Information

**118.11 Acres, m/l**

### Location

**From Tipton:** 5½ miles west on 210th Street. The farm is located on the north side of the road.

### Legal Description

The W½ of the SW¼ and the W½ of the E½ of the SW¼ excluding acreage, all located in Section 30, Township 81 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

### Price & Terms

- \$1,210,627.50
- \$10,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$4,336.00  
Net Taxable Acres: 118.11  
Tax per Net Taxable Acre: \$36.71

### FSA Data

Farm Number 5169, Tract 6253  
FSA/Eff. Crop Acres: 111.70  
Corn Base Acres: 83.00  
Corn PLC Yield: 158 Bu.  
Bean Base Acres: 28.70  
Bean PLC Yield: 51 Bu.

### Soil Types/Productivity

Primary soils are Dinsdale, Klingmore and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 91.80. See soil map for detail.

### Land Description

Level to gently rolling.

### Drainage

Some tile next to waterways.

### Comments

This is a productive Cedar County farm with a 91.80 CSR2 located along a hard-surface road.

### Additional Land for Sale

Seller has an additional tract of land for sale located southwest of this property. See Additional Land Aerial Photo.



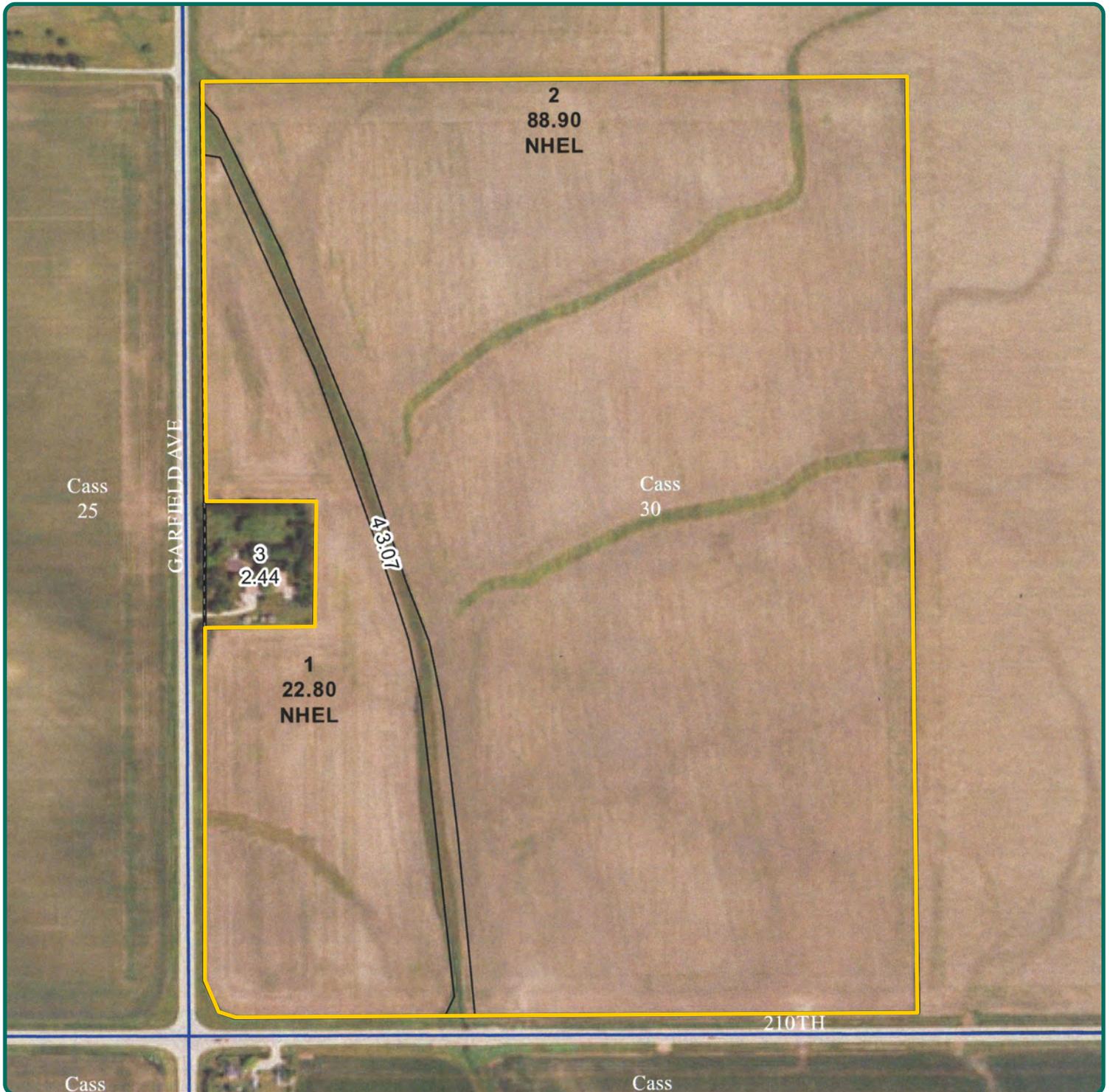
Measured Tillable Acres		111.70		Avg. CSR2		91.80	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
377B	Dinsdale silty clay loam, 2 to 5 percent	94	37.8%	Ile	42.22		
884	Klingmore silty clay loam, 1 to 3	95	16.9%	Iw	18.93		
911B	Colo-Ely complex, 0 to 5 percent	86	15.5%	IIw	17.35		
184	Klinger silty clay loam, 1 to 4 percent	95	11.1%	Iw	12.36		
761	Franklin silt loam, 1 to 3 percent	85	6.2%	Ie	6.91		
760	Ansgar silt loam, 0 to 2 percent slopes	85	5.4%	IIw	6.00		
982	Maxmore silty clay loam, 0 to 2	92	3.4%	IIw	3.82		
83B	Kenyon loam, 2 to 5 percent slopes	90	2.0%	Ile	2.2		
382	Maxfield silty clay loam, 0 to 2 percent	87	1.0%	IIw	1.2		
377C	Dinsdale silty clay loam, 5 to 9 percent	90	0.6%	IIIe	0.7		
133	Colo silty clay loam, 0 to 2 percent	78	0.0%	IIw	0.1		

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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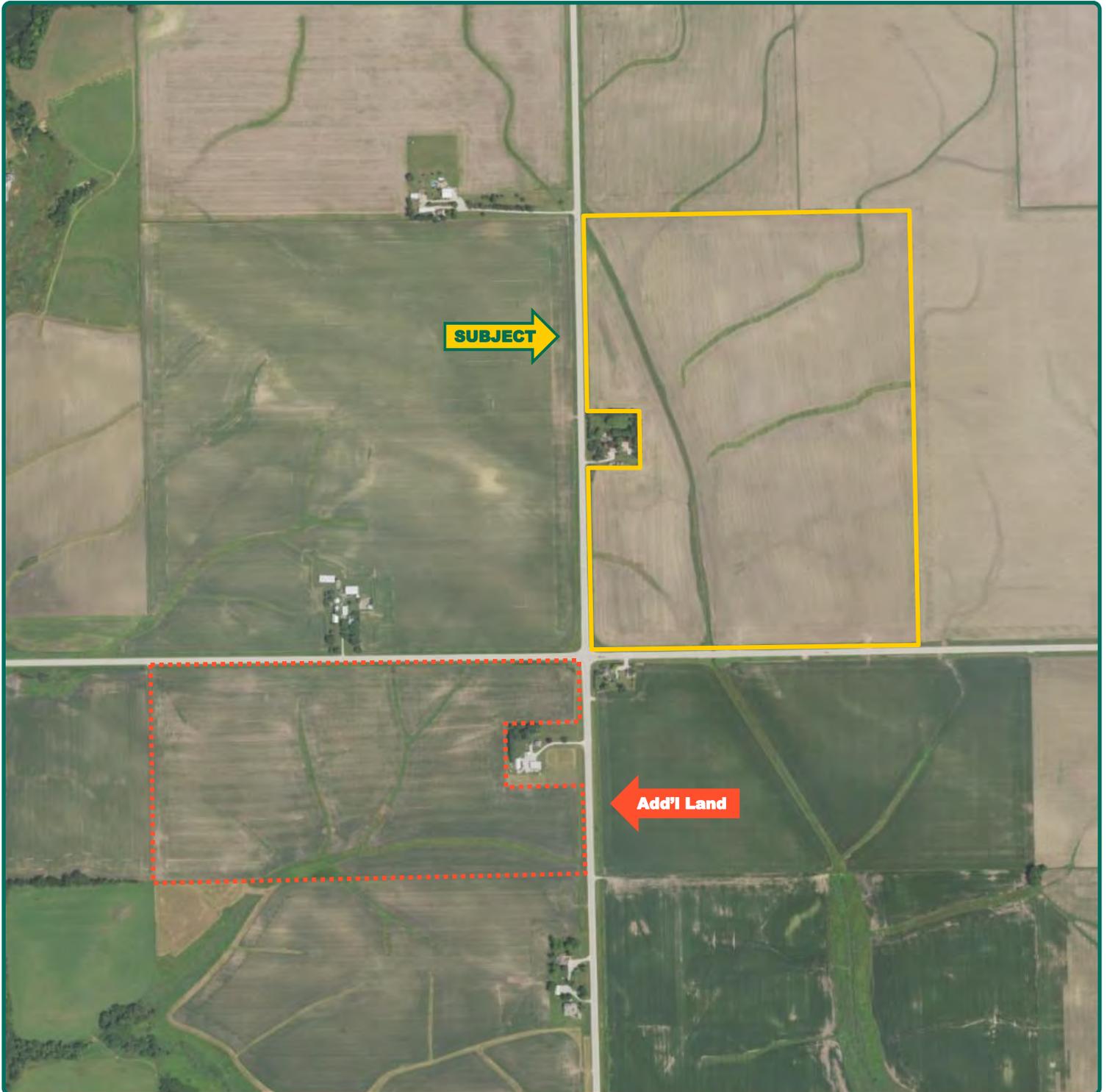


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# Additional Land Aerial Photo



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