

Land For Sale

ACREAGE:

71.60 Acres, m/l

LOCATION:

Cedar County, IA



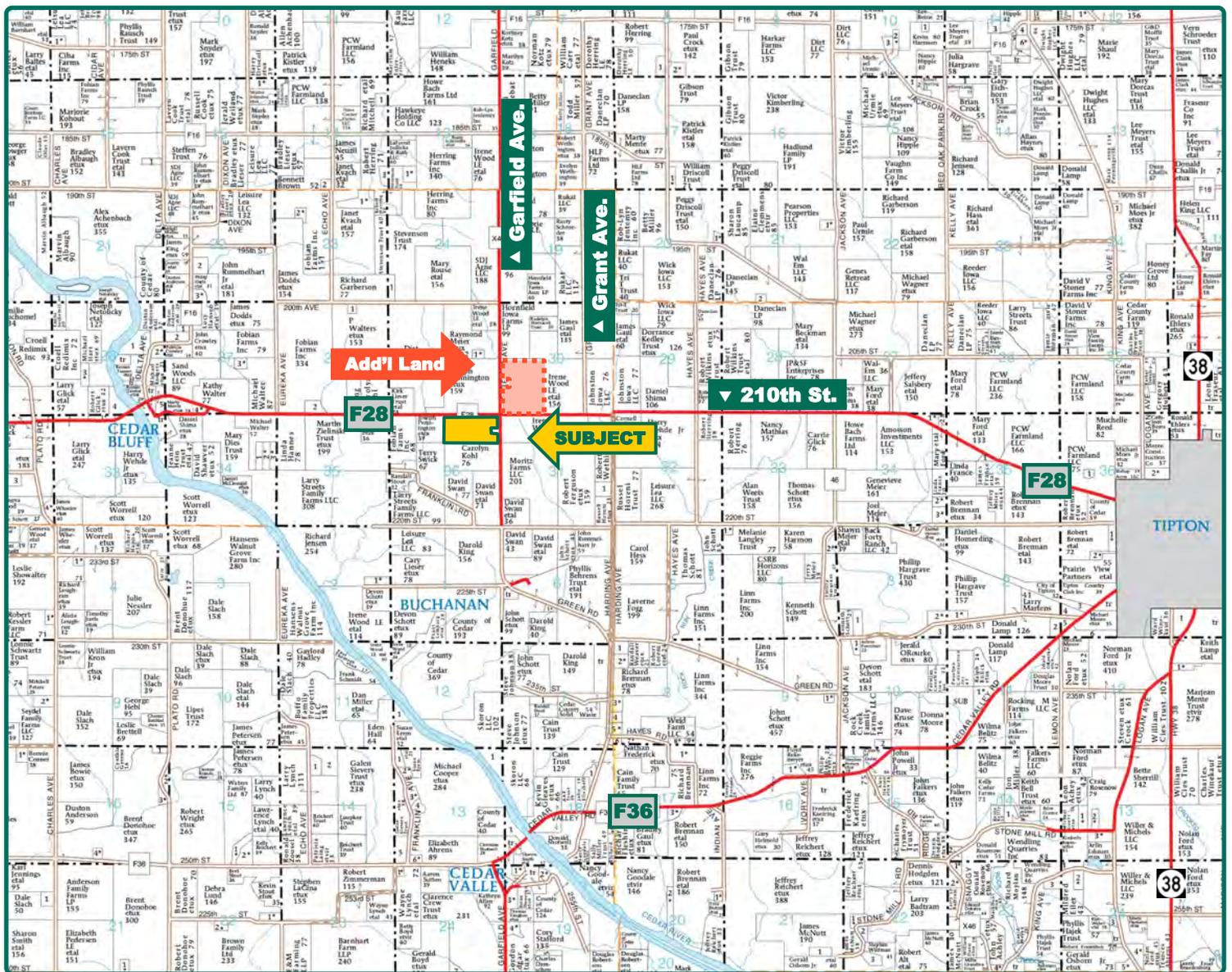
Property Key Features

- Located West of Tipton on a Hard-surface Road
- 72.75 Estimated FSA/ Eff. Crop Acres with a 74.00 CSR2
- Productive Cedar County Farm

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1
Mount Vernon. IA 52314
www.Hertz.ag

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag



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FSA/Eff. Crop Acres:	72.75*
Cert. Grass Acres:	3.90
Corn Base Acres:	54.75*
Bean Base Acres:	18.25*
Soil Productivity:	74.00 CSR2

**Acres are estimated.*

Property Information

71.60 Acres, m/l

Location

From Tipton: 5¼ miles west on 210th Street. The farm is located on the south side of the road.

Legal Description

The N½ of the NE¼ excluding acreage, located in Section 36, Township 36, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$590,700.00
- \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$2,162.00
Net Taxable Acres: 71.60
Tax per Net Taxable Acre: \$30.20

FSA Data

Farm Number 2402, Tract 6254
FSA/Eff. Crop Acres: 72.75*
Cert. Grass Acres: 3.90
Corn Base Acres: 54.75*
Corn PLC Yield: 147 Bu.
Bean Base Acres: 18.25*
Bean PLC Yield: 55 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Dickinson, Franklin and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 74.00. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Some tile next to waterways.

Comments

This is a nice Cedar County farm located along a hard-surface road.

Additional Land for Sale

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

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Measured Tillable Acres 72.75 **Avg. CSR2** 74.00

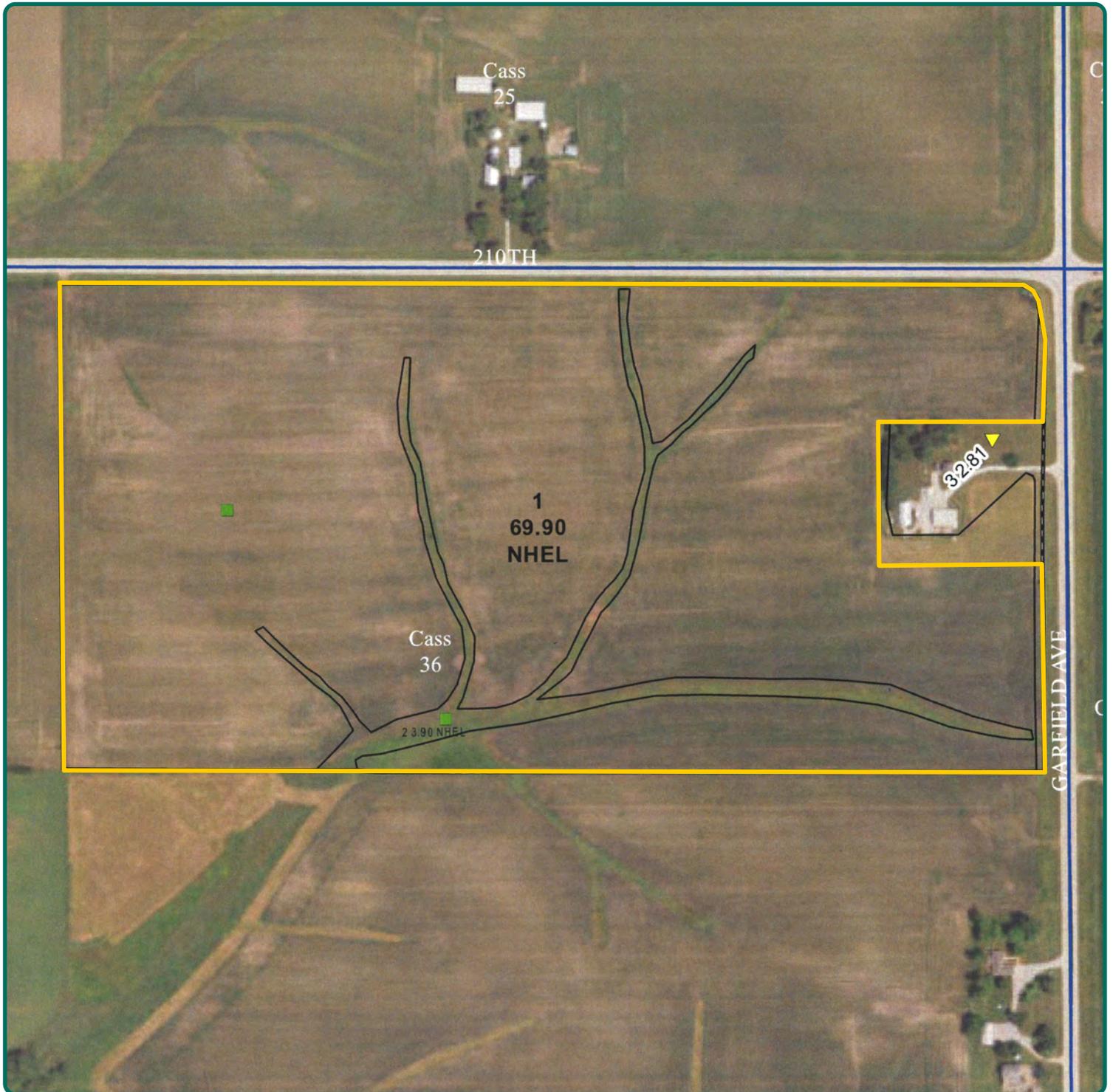
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
175C	Dickinson fine sandy loam, 5 to 9	45	20.9%	IIIe	15.18
761	Franklin silt loam, 1 to 3 percent	85	17.9%	Ie	13.00
911B	Colo-Ely complex, 0 to 5 percent	86	13.2%	IIw	9.60
382	Maxfield silty clay loam, 0 to 2 percent	87	12.7%	IIw	9.24
175B	Dickinson fine sandy loam, 2 to 5	50	12.5%	IIIe	9.06
83B	Kenyon loam, 2 to 5 percent slopes	90	7.4%	Ile	5.35
184	Klinger silty clay loam, 1 to 4 percent	95	7.2%	Iw	5.23
377C	Dinsdale silty clay loam, 5 to 9 percent	90	4.7%	IIIe	3.4
83C	Kenyon loam, 5 to 9 percent slopes	85	3.2%	IIIe	2.3
377B	Dinsdale silty clay loam, 2 to 5 percent	94	0.5%	Ile	0.3

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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Additional Land Aerial Photo



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