

Land For Sale

ACREAGE:

97.39 Acres, m/l

LOCATION:

Cedar County, IA



Property *Key Features*

- Located 10 Miles West of Tipton, Iowa
- 97.40 FSA/Eff. Crop Acres with an 85.60 CSR2
- Productive Cedar County Farmland

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FSA/Eff. Crop Acres:	97.40
Corn Base Acres:	64.10
Bean Base Acres:	28.80
Soil Productivity:	85.60 CSR2

Property Information

97.39 Acres, m/l

Location

From Tipton: 10 miles west on 210th Street and 1 mile south on Plato Road.

Legal Description

The S½ of the SE¼ of Section 32, Township 81 North, Range 4, West of the 5th P.M. lying West of Plato Road and the N½ of the NE¼ of Section 5, Township 80 North, Range 4, West of the 5th P.M., except for Parcel E, located in the S½ of the SE¼ of Section 32, Township 81 North, Range 4, West of the 5th P.M., Cedar County, Iowa and the NW¼ of the NE¼ of Section 5, Township 80 North, Range 4, West of the 5th P.M., Cedar County, Iowa, as shown in Plat Book E, page 73 in the Cedar County Recorder's Office.

Price & Terms

- \$876,510.00
- \$9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to 2020 Lease, which has been terminated effective March 1, 2021.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,684.00
Net Taxable Acres: 97.39
Tax per Net Taxable Acre: \$37.83

FSA Data

Farm Number 5293, Tracts 8145 and 8146
FSA/Eff. Crop Acres: 97.40
Corn Base Acres: 64.10
Corn PLC Yield: 153 Bu.

Bean Base Acres: 28.80
Bean PLC Yield: 57 Bu.

Soil Types/Productivity

Primary soils are Tama, Atterberry and Muscatine. CSR2 on the FSA/Eff. crop acres is 85.60. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural.

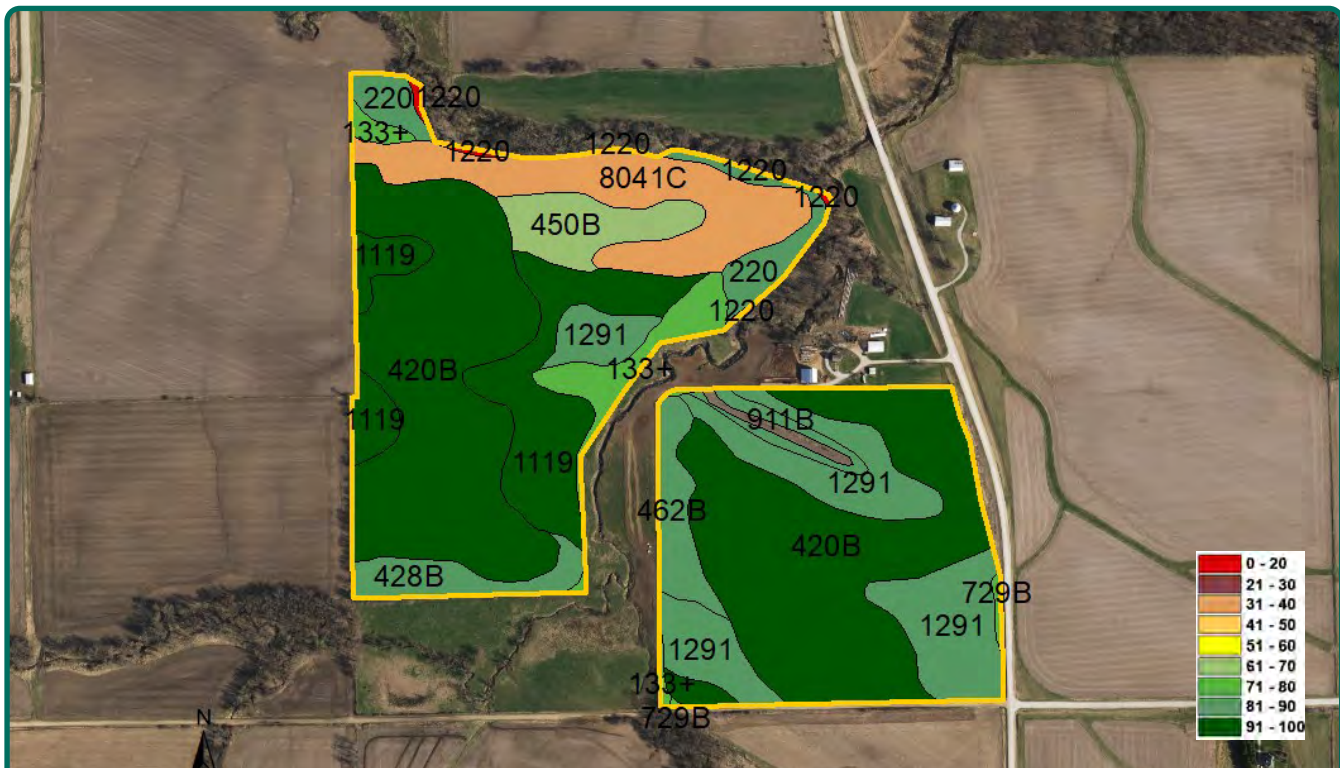
Easement

There is a 20' wide access easement providing access to the west field. This easement goes through the creek. Buyer and adjoining landowner shall share equally in the cost of maintaining this easement. Neither Buyer nor adjoining

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Measured Tillable Acres		97.40	Avg. CSR2		85.60	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
420B	Tama silty clay loam, terrace, 2 to 5	95	45.6%	Ile	44.46	
1291	Atterberry silt loam, terrace, 0 to 2	90	14.7%	Iw	14.35	
1119	Muscatine silty clay loam, terrace, 0	100	10.9%	Iw	10.65	
8041C	Sparta loamy fine sand, terrace, 5 to	33	9.9%	IVs	9.68	
450B	Pilot silt loam, 2 to 5 percent slopes	66	3.9%	Ile	3.79	
133+	Colo silt loam, 0 to 2 percent slopes,	78	3.8%	Ilw	3.74	
220	Nodaway silt loam, 0 to 2 percent	82	3.5%	Ilw	3.43	
462B	Downs silt loam, terrace, 2 to 5	90	2.9%	Ile	2.8	
428B	Ely silty clay loam, 2 to 5 percent	88	2.8%	Ile	2.7	
911B	Colo-Ely complex, 0 to 5 percent	86	1.2%	Ilw	1.2	
1220	Nodaway silt loam, shallow loess, 0	5	0.4%	Vw	0.4	
729B	Ackmore-Nodaway complex, 2 to 5	80	0.2%	Ilw	0.2	

landowner shall incur maintenance expense in excess of \$200.00 without the prior consent of the other. Contact agent for additional information.

Comments

This is a productive Cedar County farm.

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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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