

Land For Sale

ACREAGE:

142.43 Acres, m/l

LOCATION:

Cedar County, IA



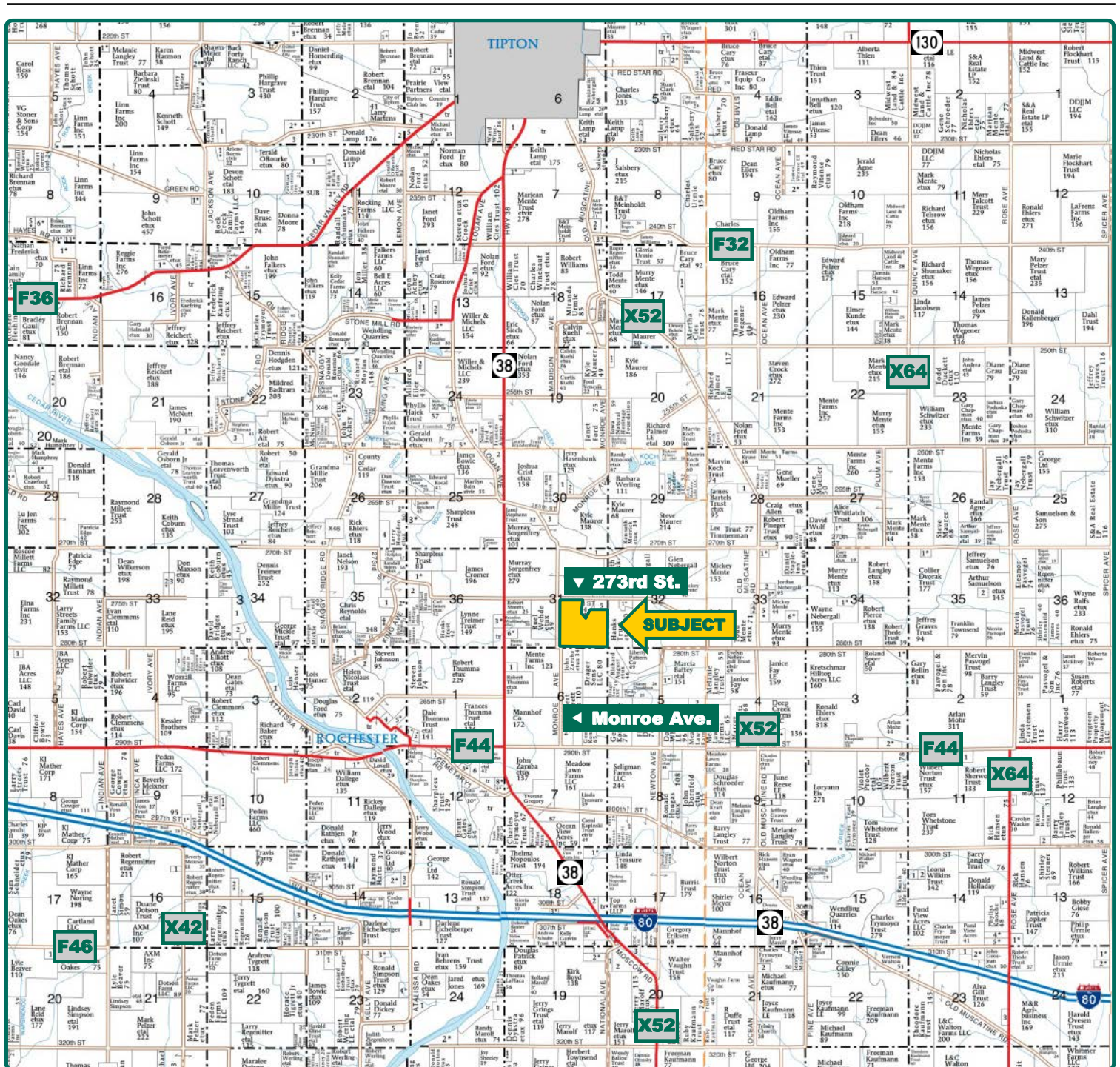
Property *Key Features*

- Located South of Tipton, Iowa
- CSR2 73.00
- 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

Rebecca Frantz
Licensed in IA
RebeccaF@Hertz.ag



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FSA/Eff. Crop Acres:	112.00
CRP Acres:	14.20
Corn Base Acres:	112.00
Soil Productivity:	73.00 CSR2

Property Information

142.43 Acres, m/l

Location

From Tipton: 4 miles south on Highway 30 and 1 mile southeast on Monroe Avenue. The farm is located on the east side of the road.

Legal Description

The SE¼ of Section 31, Township 80 North, Range 2 West of the 5th P.M., in Cedar County, Iowa, excluding Lot 1 and Amended Parcel B.

Price & Terms

- \$1,053,982.00
- \$7,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2020 - 2021: \$3,806.00
Net Taxable Acres: 142.43
Tax per Net Taxable Acre: \$26.72

Lease Status

Open lease for 2021 crop year.

FSA Data

Farm Number 6469, Tract 9741
FSA/Eff. Crop Acres: 112.00
CRP Acres: 14.20
Corn Base Acres: 112.00
Corn PLC Yield: 127 Bu.

CRP Contracts

There are two Conservation Reserve Program Contracts on this farm:

- There are 2.10 acres enrolled in a CP-25 contract that pays \$368.00 annually and expires September 30, 2021.
- There are 12.10 acres enrolled in a CP-33 contract that pays \$3,352.00 annually and expires September 30, 2027.

Soil Types/Productivity

Primary soils are Fayette, Ely and Atterberry. CSR2 on the FSA/Eff. crop acres is 73.00. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

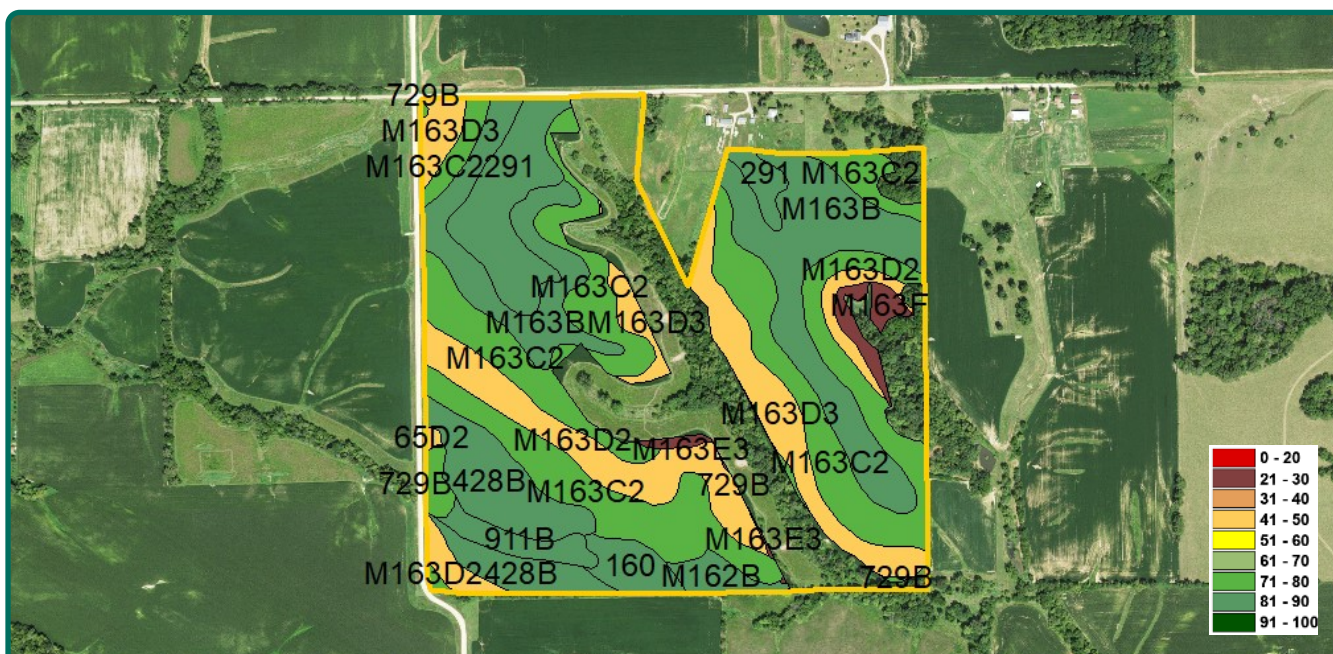
Comments

Productive Cedar County farm.

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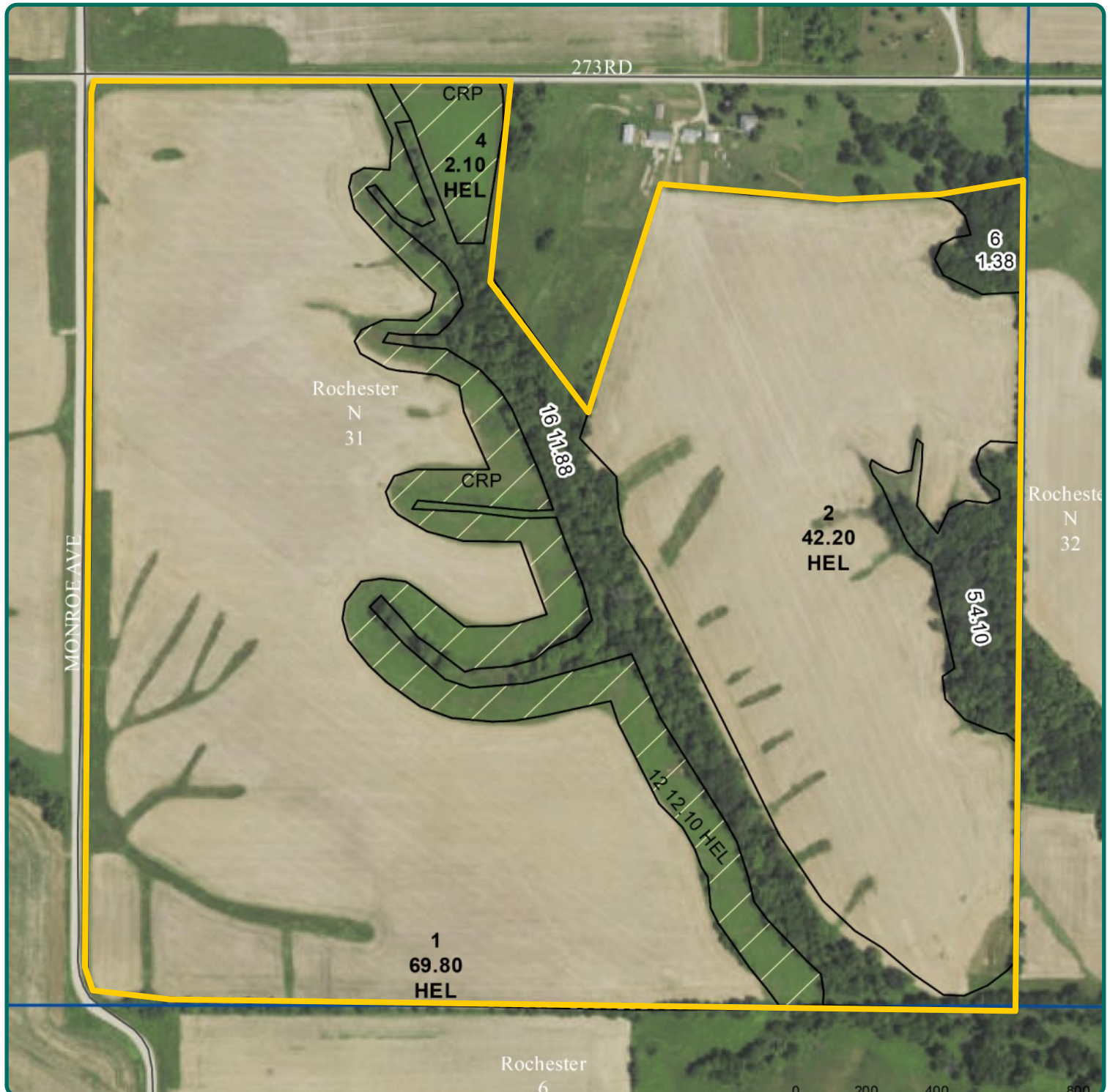
Measured Tillable Acres		112.00	Avg. CSR2		73.00	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
M163C2	Fayette silt loam, till plain, 5 to 9	76	33.1%	IIIe	36.99	
M163B	Fayette silt loam, till plain, 2 to 5	84	21.0%	Ile	23.44	
M163D2	Fayette silt loam, till plain, 9 to 14	47	10.4%	IIIe	11.58	
M163D3	Fayette silty clay loam, till plain, 9 to	41	9.4%	IVe	10.55	
428B	Ely silty clay loam, 2 to 5 percent	88	8.6%	Ile	9.61	
291	Atterberry silt loam, 0 to 2 percent	90	8.2%	Iw	9.18	
160	Walford silt loam, 0 to 2 percent	85	2.2%	IIw	2.41	
911B	Colo-Ely complex, 0 to 5 percent	86	2.1%	IIw	2.3	
M163F	Fayette silt loam, till plain, 18 to 25	21	1.7%	VIe	1.9	
M162B	Downs silt loam, till plain, 2 to 5	90	1.5%	Ile	1.7	
729B	Ackmore-Nodaway complex, 2 to 5	80	1.2%	IIw	1.3	
M163E3	Fayette silty clay loam, till plain, 14 to	29	0.5%	VIe	0.5	
65D2	Lindley loam, 9 to 14 percent slopes,	43	0.2%	IVe	0.2	

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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Looking Northwest from Southeast Corner



Looking West from East Side



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Looking North from West Side



Looking South from West Side



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