

Land For Sale

ACREAGE:

240.18 Acres, m/l

LOCATION:

Cedar County, IA



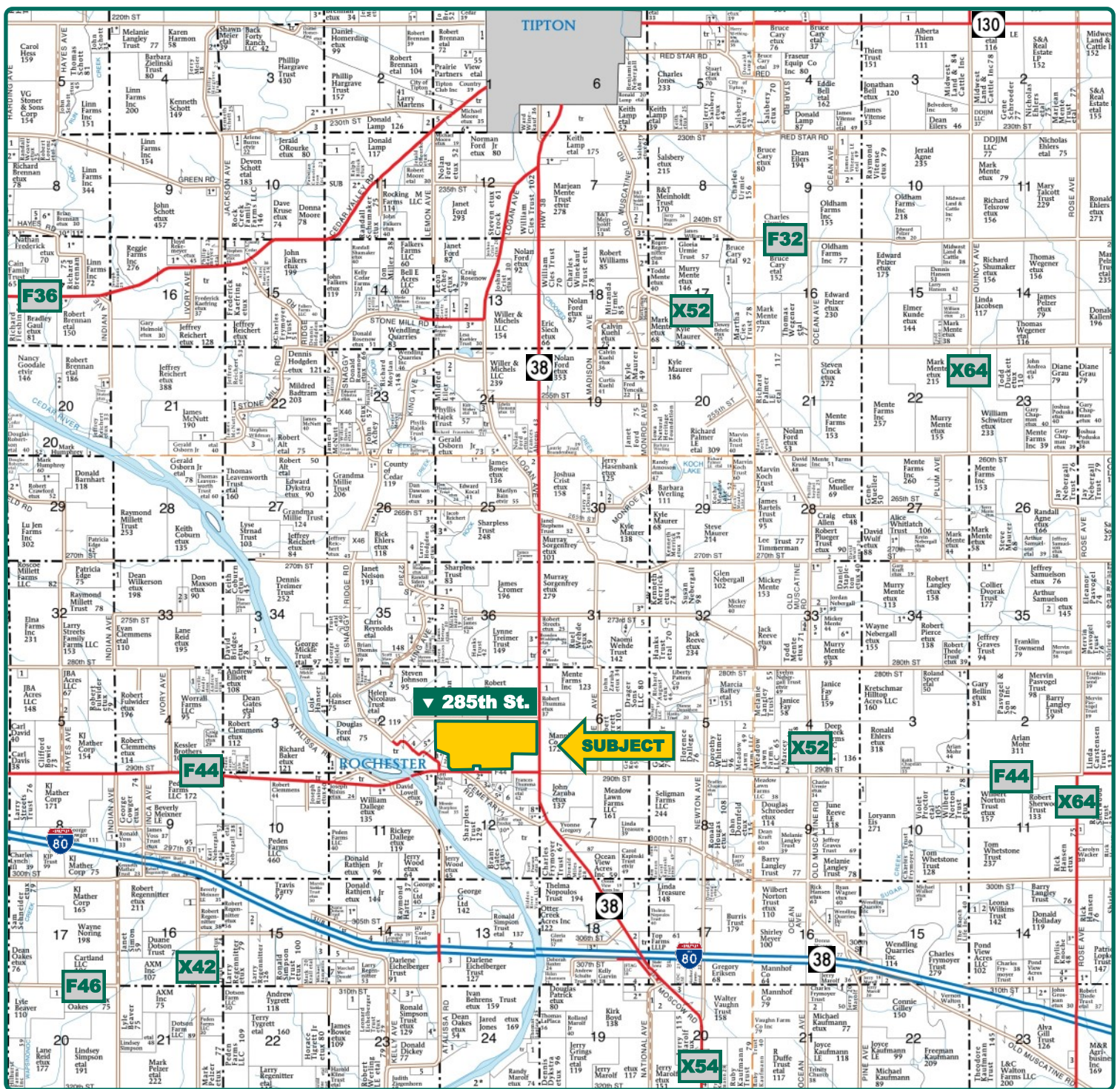
Property *Key Features*

- Located on Highway 38 - South of Tipton, Iowa
- 230.88 Est. FSA/Eff. Crop Acres with a 65.80 CSR2
- Gently Rolling Topography

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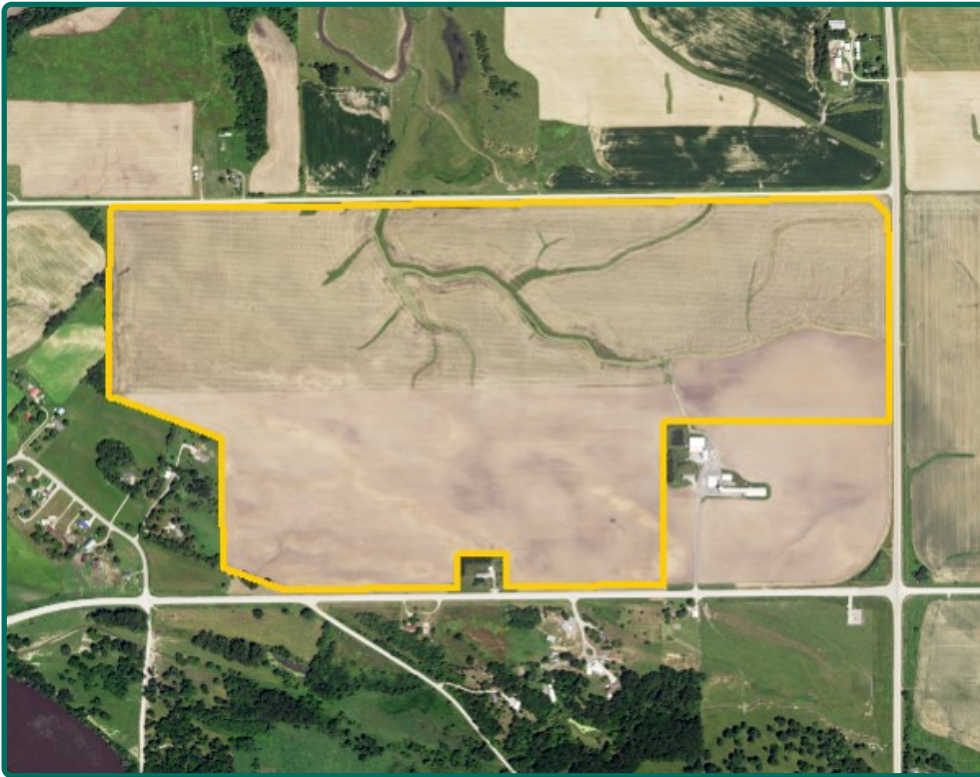


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FSA/Eff. Crop Acres: 230.88*
Cert. Grass Acres: 2.10
Corn Base Acres: 184.49*
Bean Base Acres: 31.44*
Soil Productivity: 65.80 CSR2

**Acres are estimated.*

Property Information

240.18 Acres, m/l

Location

From Tipton: 5¼ miles south on Highway 38 to 285th St. The farm is located on the west side of Highway 38.

Legal Description

The SE¼ exc. Auditor's Parcel "B", containing 40.06 acres; and the SW¼ exc. Lots in the SW corner; all in Section 1, Township 79 North, Range 3 West of the 5th P.M., Cedar County, Iowa, and further excepting the house, garage and approximately 2 acres.

Survey

The acreage site will be surveyed off this property prior to closing. Final acres for this offering will be adjusted up or down according to acreage survey, if necessary.

Price & Terms

- \$1,849,386.00
- \$7,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to 2021 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$6,879.00*
 Net Taxable Acres: 240.18*
 Tax per Net Taxable Acre: \$28.64*
**Taxes estimated pending survey of acreage. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 1537, Tract 10062
 FSA/Eff. Crop Acres: 230.88*

Cert. Grass Acres: 2.10
 Corn Base Acres: 184.49*
 Corn PLC Yield: 151 Bu.
 Bean Base Acres: 31.44*
 Bean PLC Yield: 49 Bu.

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

Soil Types/Productivity

Primary soils are Brady, Atterberry, Chelsea and Downs. CSR2 on the estimated FSA/Eff. crop acres is 65.80. See soil map for detail.

Land Description

Gently rolling.

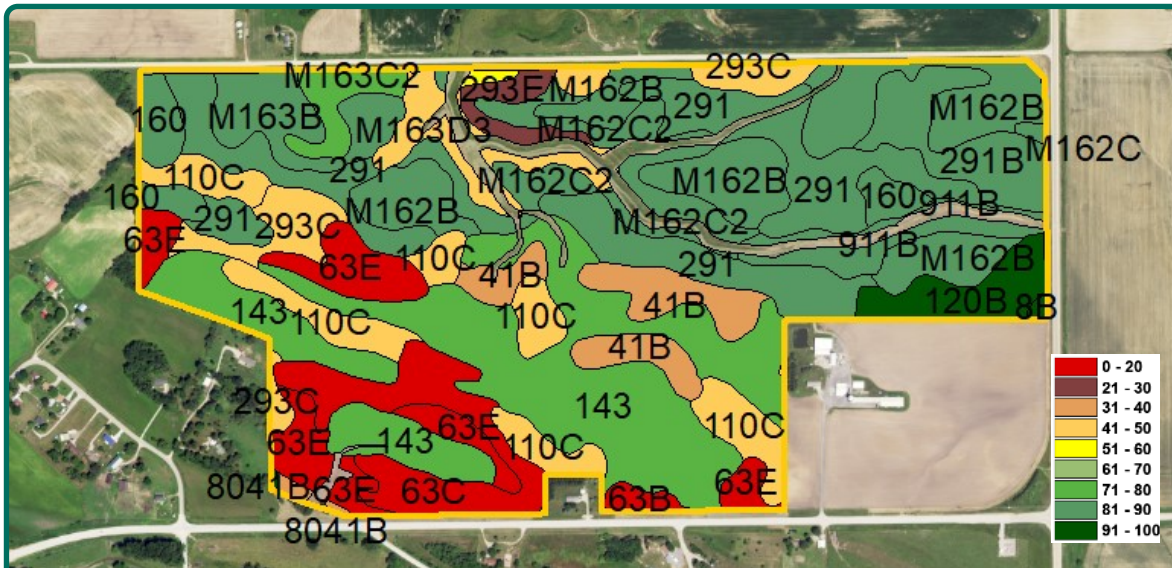
Drainage

Tile and natural drainage.

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Measured Tillable Acres		230.88	Avg. CSR2		65.80
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
143	Brady sandy loam, 0 to 2 percent	71	21.2%	IIw	48.91
291	Atterberry silt loam, 0 to 2 percent	90	13.5%	Iw	31.18
M162B	Downs silt loam, till plain, 2 to 5	90	11.8%	Ile	27.21
110C	Lamont fine sandy loam, 2 to 9	47	7.3%	IIle	16.96
63E	Chelsea loamy fine sand, 9 to 18	5	6.5%	VIIIs	14.96
63C	Chelsea loamy fine sand, 5 to 9	14	5.5%	IVs	12.64
M162C2	Downs silt loam, till plain, 5 to 9	82	5.1%	IIle	11.75
41B	Sparta loamy fine sand, 2 to 5 percent	39	4.4%	IVs	10.3
291B	Atterberry silt loam, 2 to 5 percent	85	3.9%	Ile	9.0
293C	Fayette-Chelsea-Tell complex, 5 to 9	48	3.7%	IIle	8.5
M163B	Fayette silt loam, till plain, 2 to 5	84	3.5%	Ile	8.2
120B	Tama silty clay loam, 2 to 5 percent	95	2.7%	Ile	6.2
160	Walford silt loam, 0 to 2 percent	85	2.5%	IIw	5.7
M163D3	Fayette silty clay loam, till plain, 9 to	41	2.2%	IVe	5.2
911B	Colo-Ely complex, 0 to 5 percent	86	2.1%	IIw	4.9
M163C2	Fayette silt loam, till plain, 5 to 9	76	1.5%	IIle	3.6
293E	Fayette-Chelsea-Tell complex, 9 to 18	24	1.2%	IVe	2.9
63B	Chelsea loamy fine sand, 2 to 5	19	0.6%	IVs	1.3
352B	Whittier silt loam, 2 to 5 percent	52	0.2%	Ile	0.5
8041B	Sparta loamy sand, terrace, 2 to 5	39	0.2%	IVs	0.4
M162C	Downs silt loam, till plain, 5 to 9	85	0.1%	IIle	0.3
8B	Judson silty clay loam, 2 to 5 percent	94	0.1%	Ile	0.3
220	Nodaway silt loam, 0 to 2 percent	82	0.1%	IIw	0.2

Comments

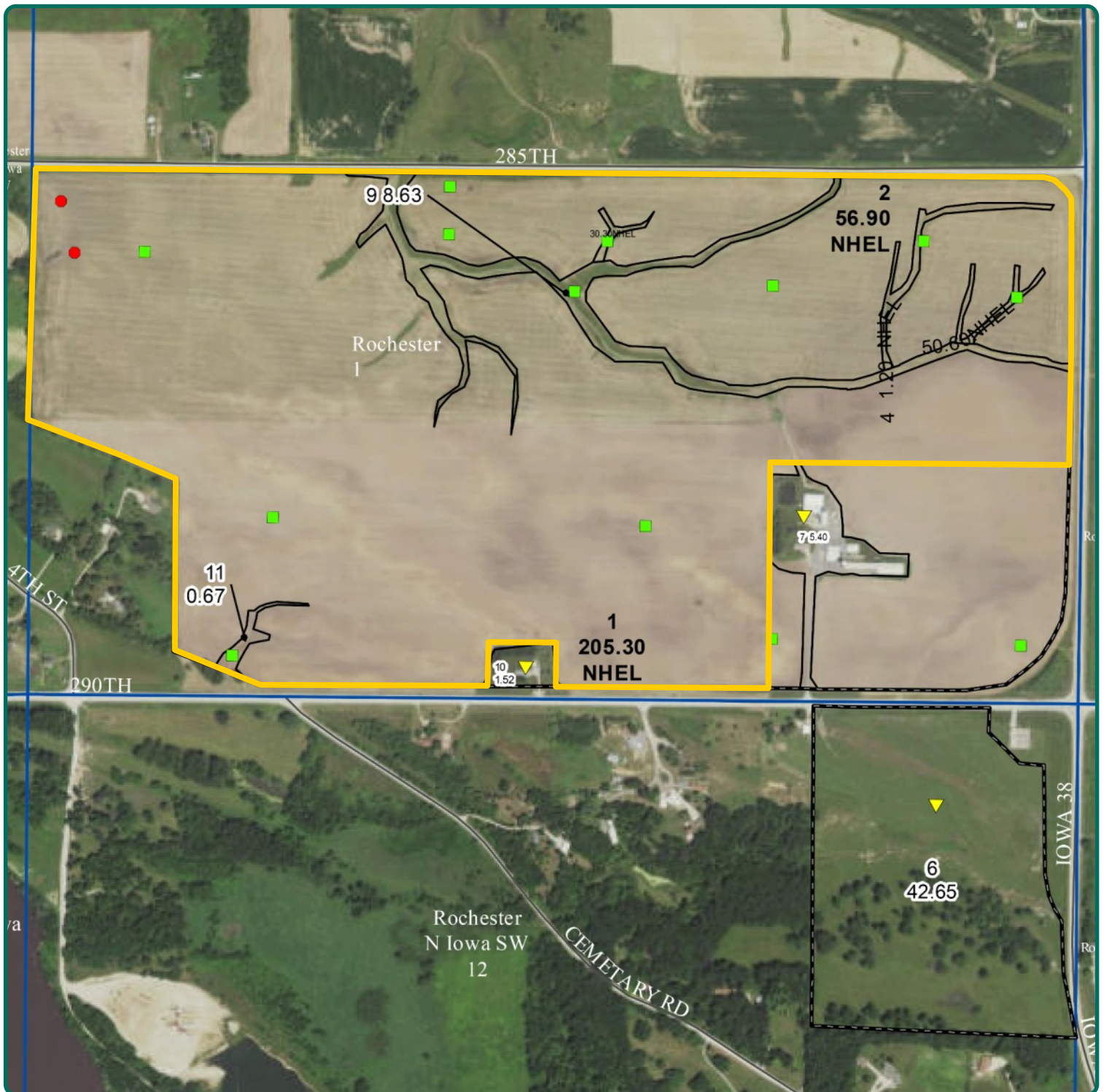
Attractive farm located on Highway 38, south of Tipton.

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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