

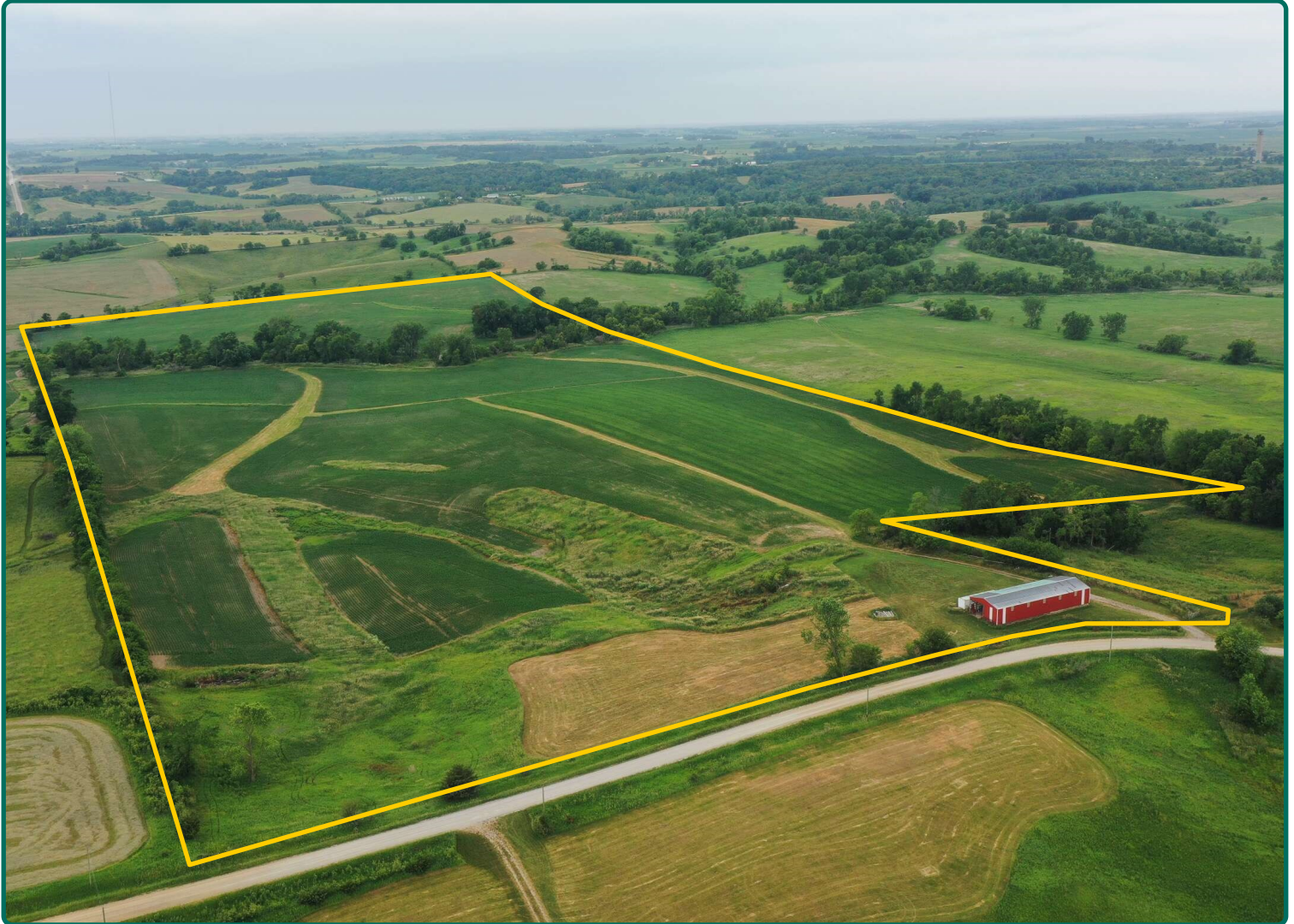
Land For Sale

ACREAGE:

87.13 Acres, m/l

LOCATION:

Cedar County, IA

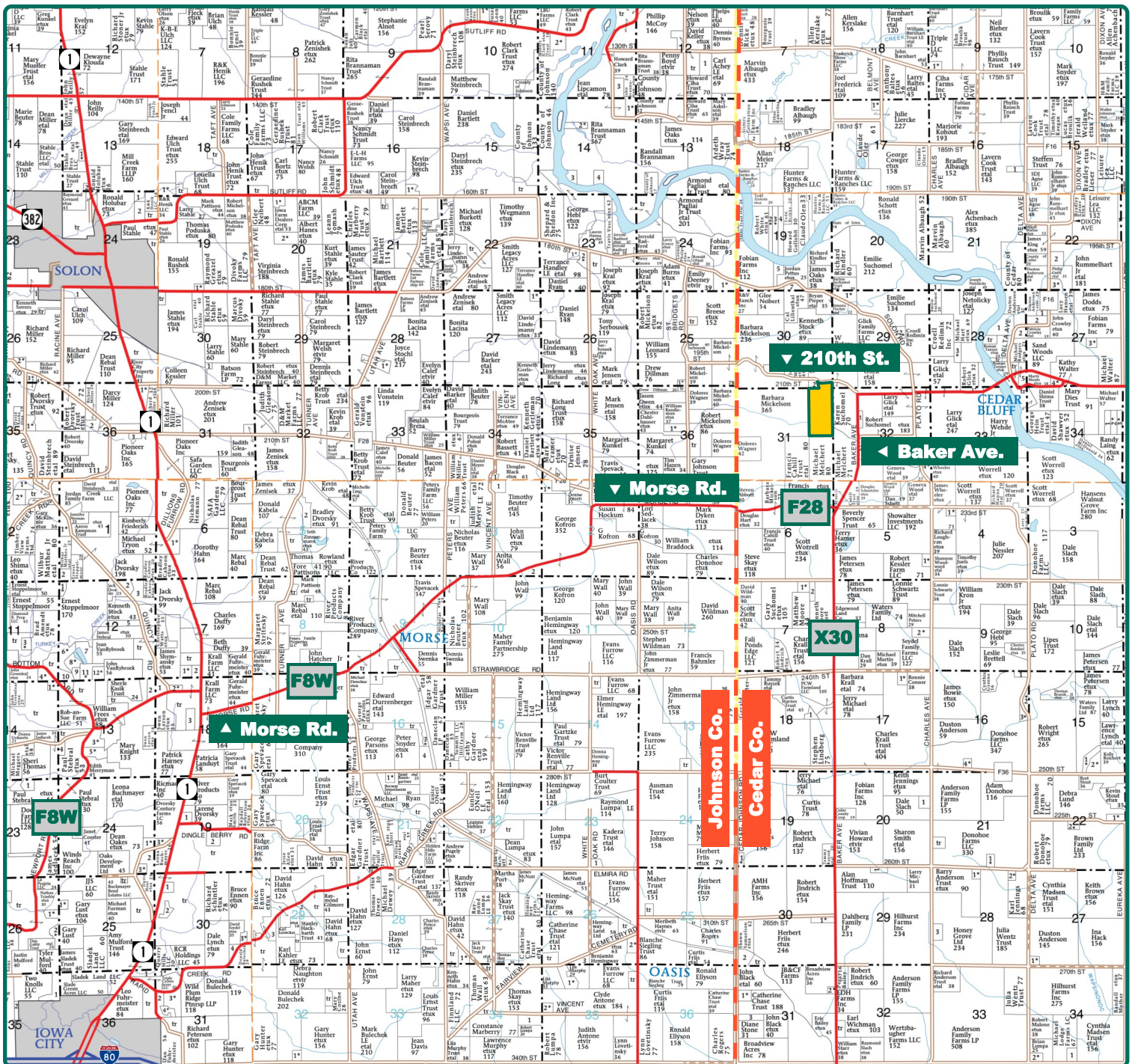


Property *Key Features*

- Located 9 Miles Northeast of Iowa City, Iowa
- 70.40 Acres FSA/Eff. Crop Acres with a 53.28 CSR2
- Attractive Rural Homesite with a Mixture of Cropland, Creek and Timber

Troy Louwagie, ALC
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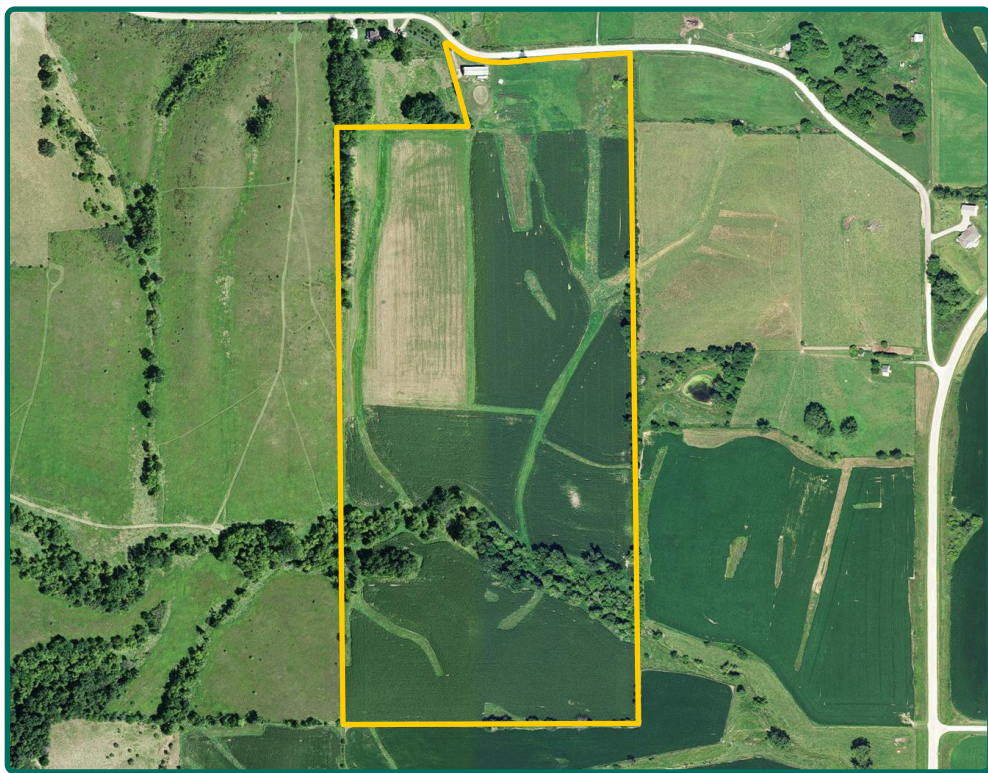
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FSA/Eff. Crop Acres:	70.40
Corn Base Acres:	12.50
Bean Base Acres:	5.20
Oat Base Acres:	4.70
Soil Productivity:	53.28 CSR2

Property Information

87.13 Acres, m/l

Location

From Iowa City: 3½ miles northeast on Hwy 1, 7½ miles east on Morse Rd. NE/County Rd. F28, 1 mile north on Baker Ave. and ½ mile northeast/east on 210th St. The farm is located on the south side of the road.

Legal Description

The E½ of the NE¼ of Section 31 and that part of the SE¼ of the SE¼ lying South of the road of Section 30; all located in Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$823,378.50
- \$9,450/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,808.00
Net Taxable Acres: 87.13
Tax per Net Taxable Acre: \$20.75

School District

Tipton Community School District

FSA Data

Part of Farm Number 6411, Tract 9266
FSA/Eff. Crop Acres: 70.40
Corn Base Acres: 12.50

Corn PLC Yield: 141 Bu.
Bean Base Acres: 5.20
Bean PLC Yield: 45 Bu.
Oat Base Acres: 4.70
Oat PLC Yield: 59 Bu.

Soil Types/Productivity

Primary soils are Fayette, Ackmore-Nodaway and Downs. CSR2 on the FSA/Eff. crop acres is 53.28. See soil map for detail.

Land Description

Gently rolling to rolling.

Drainage

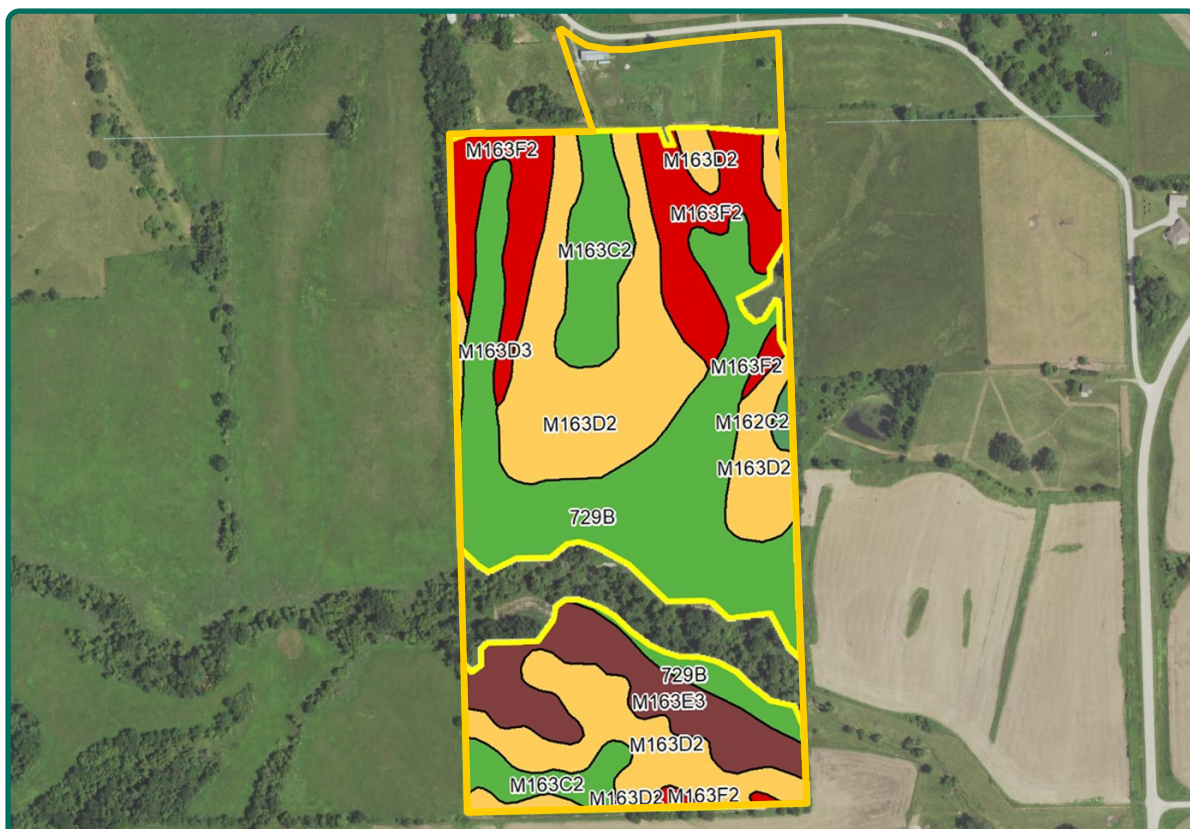
Some field tile.

Buildings/Improvements

34' x 105' machine shed that was build in 1981.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	23.86	33.89	3	47	
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	21.05	29.90	2	80	
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	11.23	15.95	6	18	
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	7.04	10.00	6	29	
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	6.45	9.17	3	76	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.42	0.60	3	82	
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	0.35	0.50	4	41	

Measured Tillable Acres: 70.40

Average CSR2: 53.28

Water & Well Information

None.

Comments

This is an attractive Cedar County farm with a mixture of productive cropland, creek, timber and machine shed. This

would make a beautiful homesite overlooking the rolling hills of Cedar County. This farm provides good income with recreational opportunities.

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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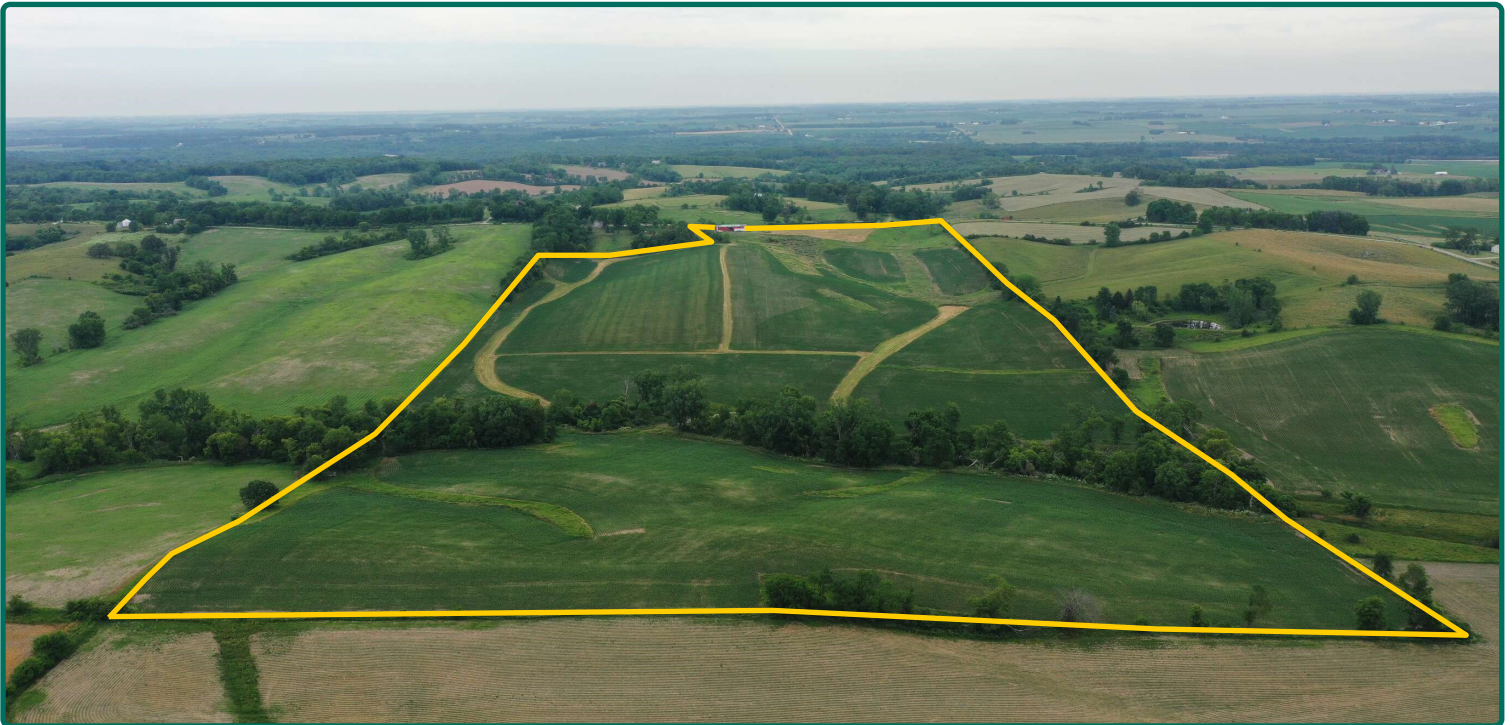
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