

Land For Sale

ACREAGE:

189.23 Acres

Cedar County, IA

LOCATION:



Property Key Features

- Located 6 Miles South of Mechanicsville, Iowa
- High-Quality Cedar County Farm Located Along a Hard-Surface Road
- 190.90 FSA/Eff. Crop Acres with an 88.38 CSR2

Kirk Weih, AFM, ALC Licensed Broker in IA 319-721-3176 KirkW@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag** Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag

REID: 010-2288-01



Plat Map

Cass Township, Cedar County, IA

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Aerial Photo

189.23 Acres



FSA/Eff. Crop Acres:190.90Corn Base Acres:135.54Bean Base Acres:55.36Soil Productivity:88.38 CSR2

Property Information 189.23 Acres

Location

From Tipton: 5³/₄ miles west on County Road F28 and 1 mile north on Garfield Avenue. The farm is located on the west side of the road.

From Mechanicsville—Intersection of Highway 30 and Fox Avenue: 3 miles south on Fox Avenue, ½ mile east on 160th Street and 3 miles south on Garfield Avenue.

Legal Description

The SW¹/₄ of the NE¹/₄ and the E¹/₂ of the E¹/₂, except Parcel "A" and Parcel "B"; all located in Section 24, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms PRICE REDUCED!

- \$2,980,372.50 \$2,885,757.50
- \$15,750/acre \$15,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2022 lease.

Lease Status

There is a cash rent lease in place for the 2022 crop year. Contact agent for details.

Real Estate Tax

Taxes Payable 2021 - 2022: \$7,144.00 Gross Acres: 194.99 Exempt ROW Acres: 5.76 Net Taxable Acres: 187.73 Tax per Net Taxable Acre: \$37.75

FSA Data

Farm Number 5165, Tract 8150 FSA/Eff. Crop Acres: 190.90 Corn Base Acres: 135.54 Corn PLC Yield: 149 Bu. Bean Base Acres: 55.36 Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Klinger, Maxfield and Dinsdale. CSR2 on the FSA/Eff. crop acres is 88.38. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Natural with some tile. Contact agent for tile maps.

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Soil Map 190.90 FSA/Eff. Crop Acres

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Soil Label		· /	% of Field	NIRR Land Class	CSR2	
Soil Label		B	P	NIRR Land Class	CSR2 95	
	Soil Name	Acres	% of Field			
184	Soil Name Klinger silty clay loam, 1 to 4 percent slopes	Acres 69.23	% of Field 36.26	1	95	
184 382	Soil Name Klinger silty clay loam, 1 to 4 percent slopes Maxfield silty clay loam, 0 to 2 percent slopes	Acres 69.23 29.97	% of Field 36.26 15.70	1 2	95 87	
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Water & Well Information

None.

Comments

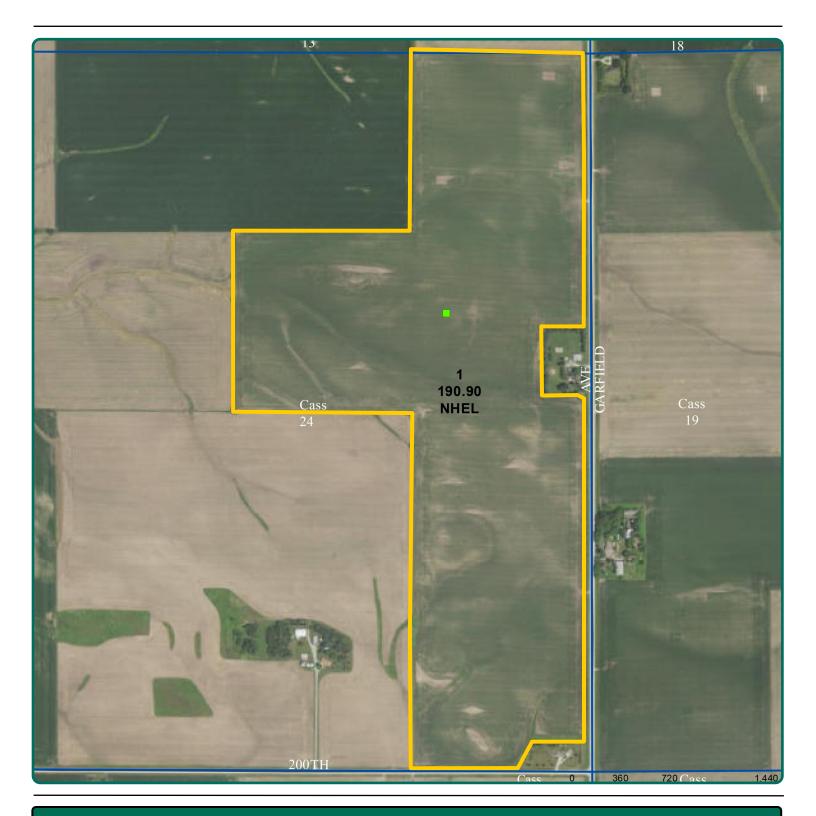
Investment-quality Cedar County farm.

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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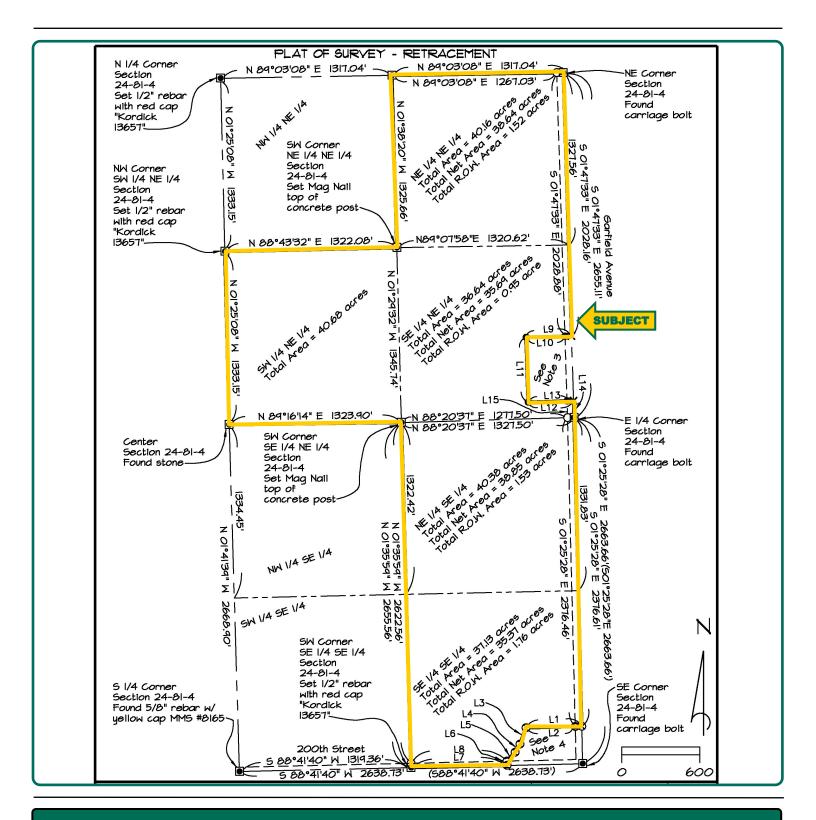


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Property Photos

Looking Southwest



Looking Northeast



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