

# Land For Sale

**ACREAGE:**

**189.23 Acres**

**LOCATION:**

**Cedar County, IA**



## 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

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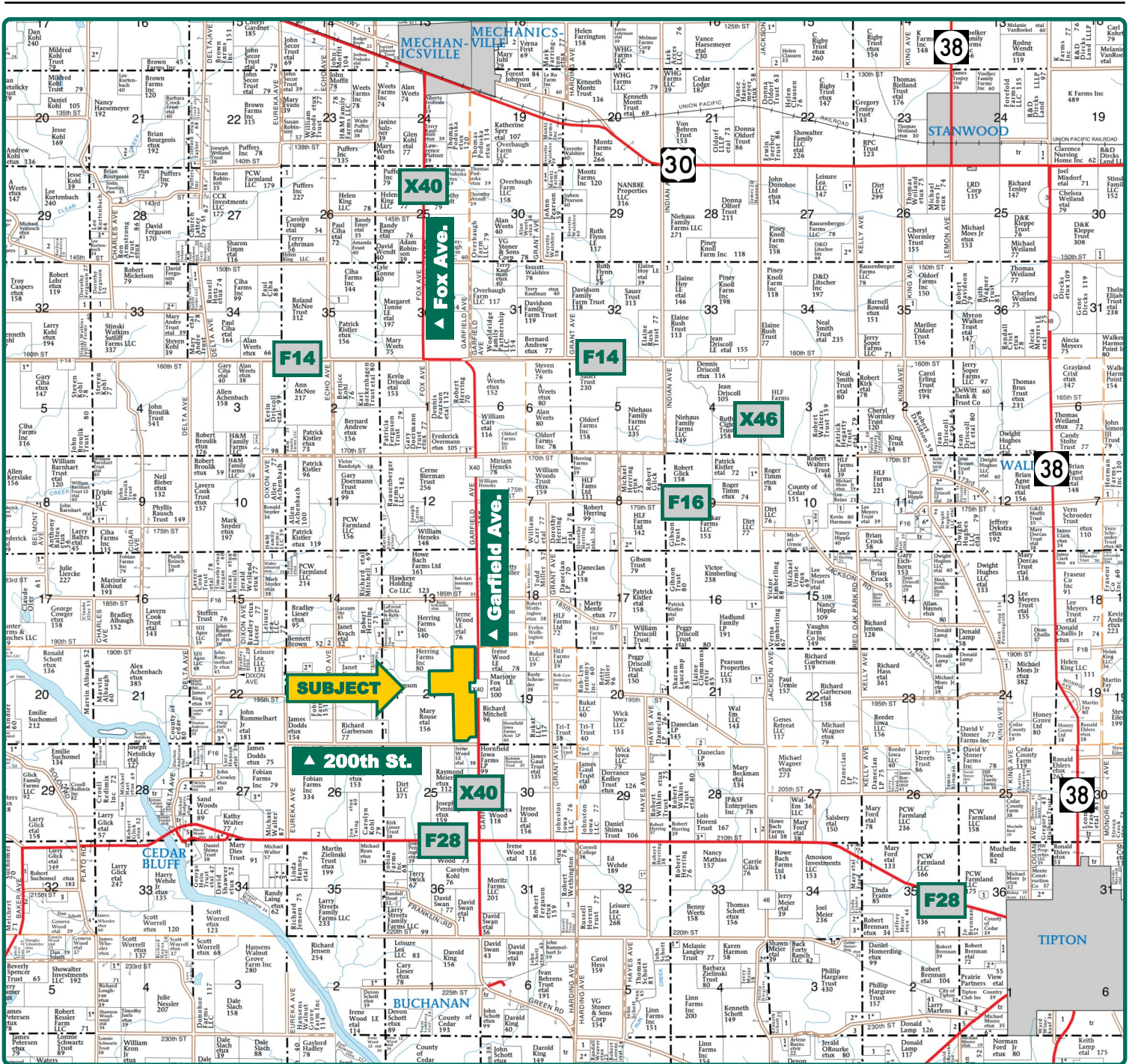
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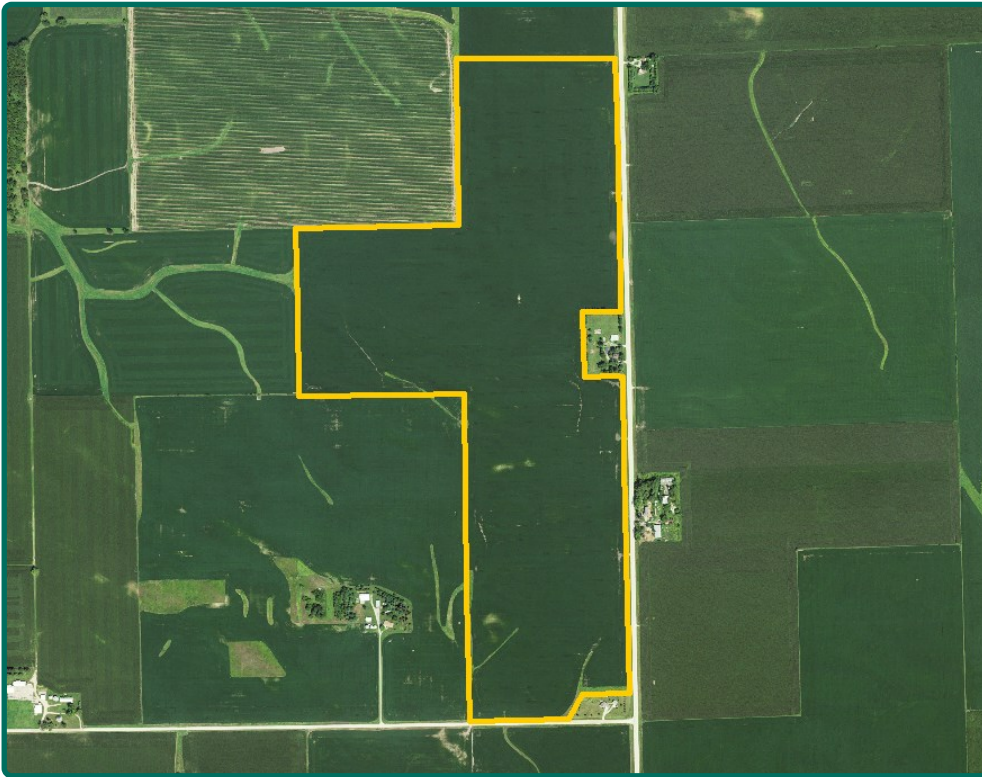
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<b>FSA/Eff. Crop Acres:</b>	<b>190.90</b>
<b>Corn Base Acres:</b>	<b>135.54</b>
<b>Bean Base Acres:</b>	<b>55.36</b>
<b>Soil Productivity:</b>	<b>88.38 CSR2</b>

## Property Information

### 189.23 Acres

#### Location

**From Tipton:** 5¼ 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 SW¼ of the NE¼ and the E½ of the E½, 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 Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
184	Klinger silty clay loam, 1 to 4 percent slopes	69.23	36.26	1	95	
382	Maxfield silty clay loam, 0 to 2 percent slopes	29.97	15.70	2	87	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	28.21	14.77	2	94	
83B	Kenyon loam, 2 to 5 percent slopes	18.06	9.46	2	90	
982	Maxmore silty clay loam, 0 to 2 percent slopes	7.01	3.67	2	92	
761	Franklin silt loam, 1 to 3 percent slopes	6.65	3.48	1	85	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	5.52	2.89	3	50	
911B	Colo-Ely complex, 0 to 5 percent slopes	4.98	2.61	2	86	
760	Ansgar silt loam, 0 to 2 percent slopes	4.66	2.44	2	85	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.82	2.00	4e	34	
291B	Atterberry silt loam, 2 to 5 percent slopes	3.79	1.98	2	85	
118	Garwin silty clay loam, 0 to 2 percent slopes	3.75	1.96	2	90	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	2.52	1.32	3	85	
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.73	0.90	4	19	
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.54	0.28	3	84	
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	0.30	0.16	4	14	
160	Walford silt loam, 0 to 2 percent slopes	0.14	0.07	2	85	
120B	Tama silty clay loam, 2 to 5 percent slopes	0.04	0.02	2	95	

Measured Tillable Acres: 190.90

Average CSR2: 88.38

## 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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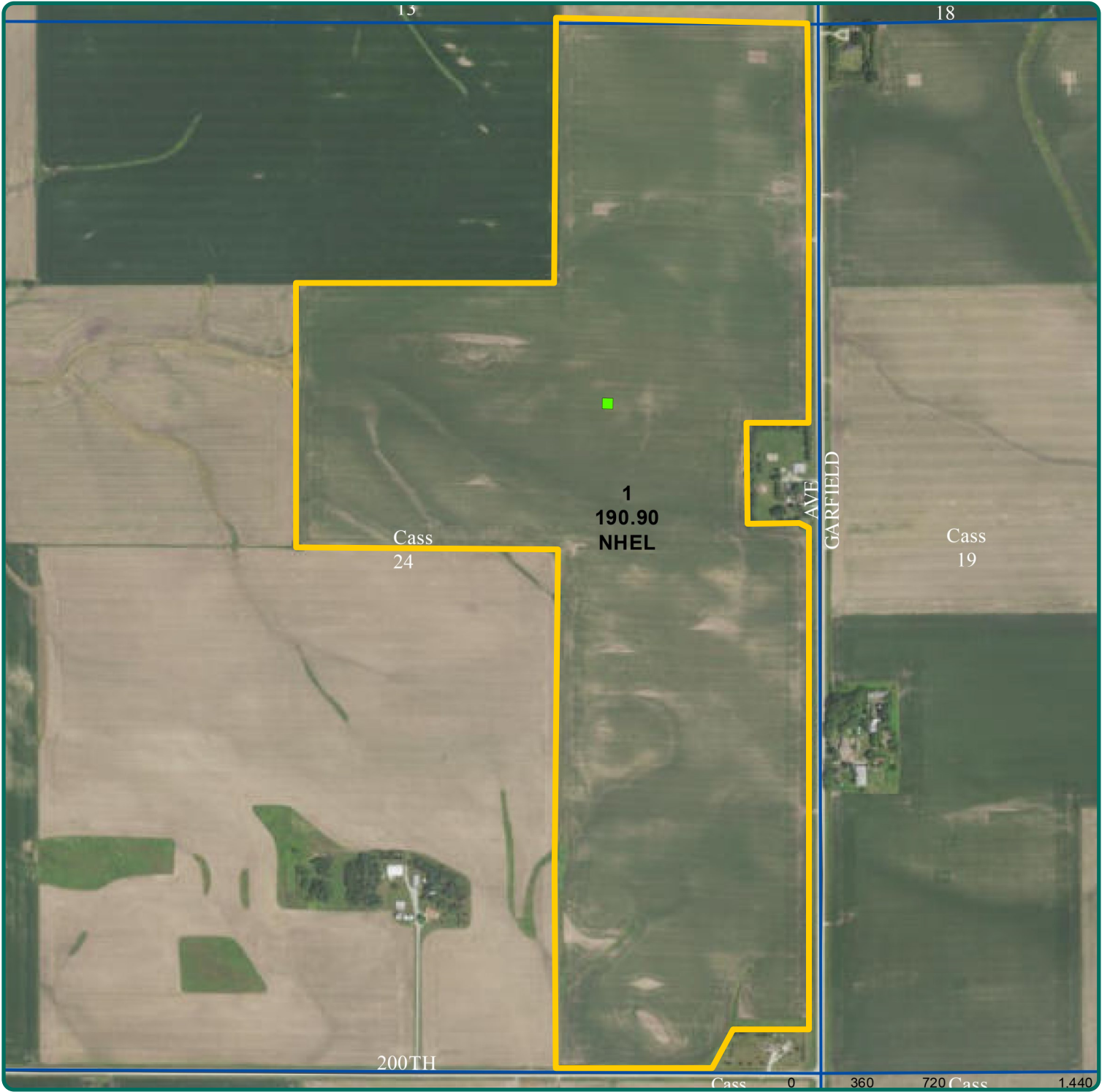
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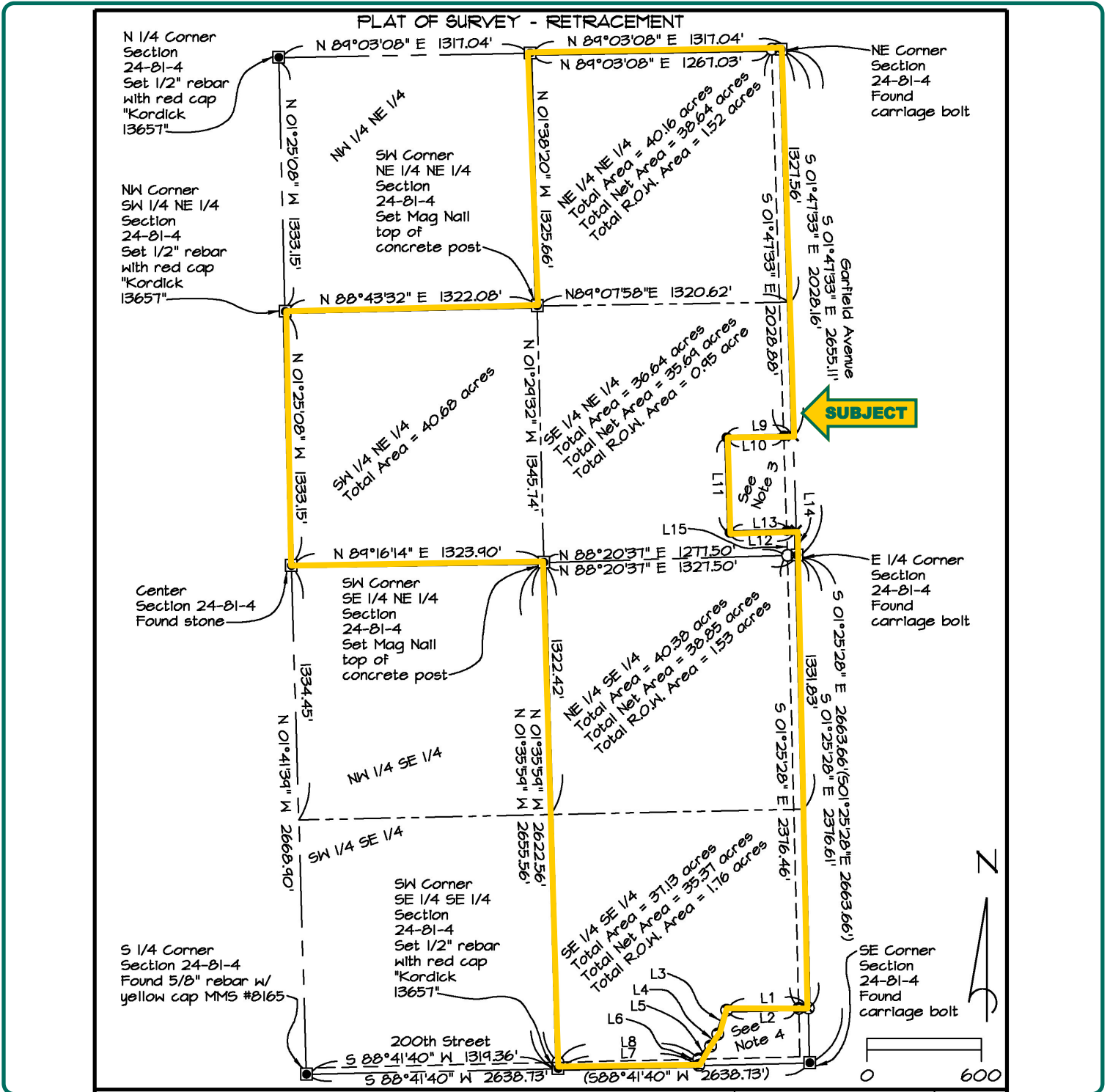


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Looking Southwest



Looking Northeast



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