

# Land For Sale

**ACREAGE:**

**152.27 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



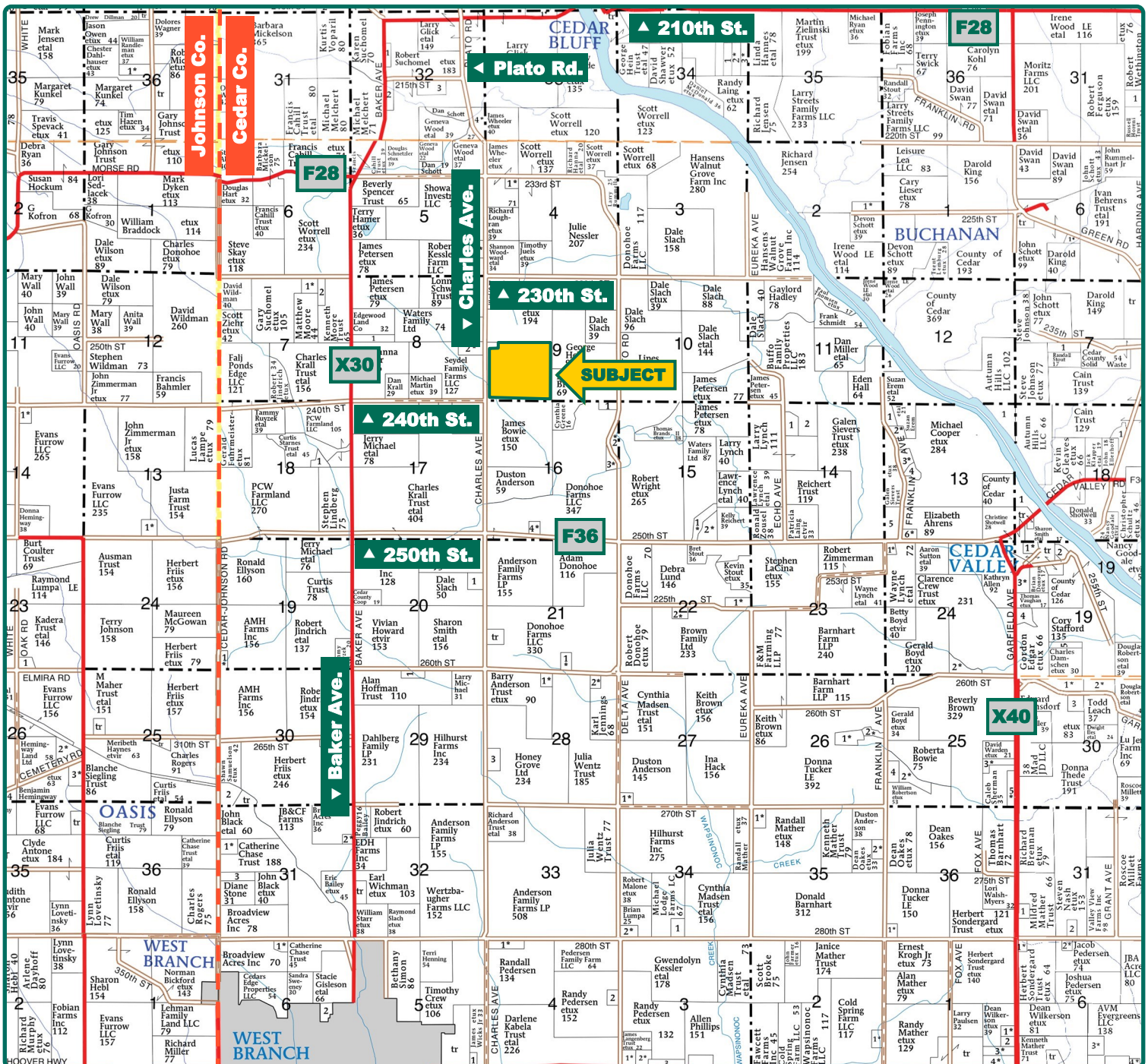
## Property *Key Features*

- Located 4 Miles North of West Branch, Iowa
- 102.43 FSA/Eff. Crop Acres with a 50.65 CSR2
- Includes a Nice 30' x 48' Cattle Shed

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

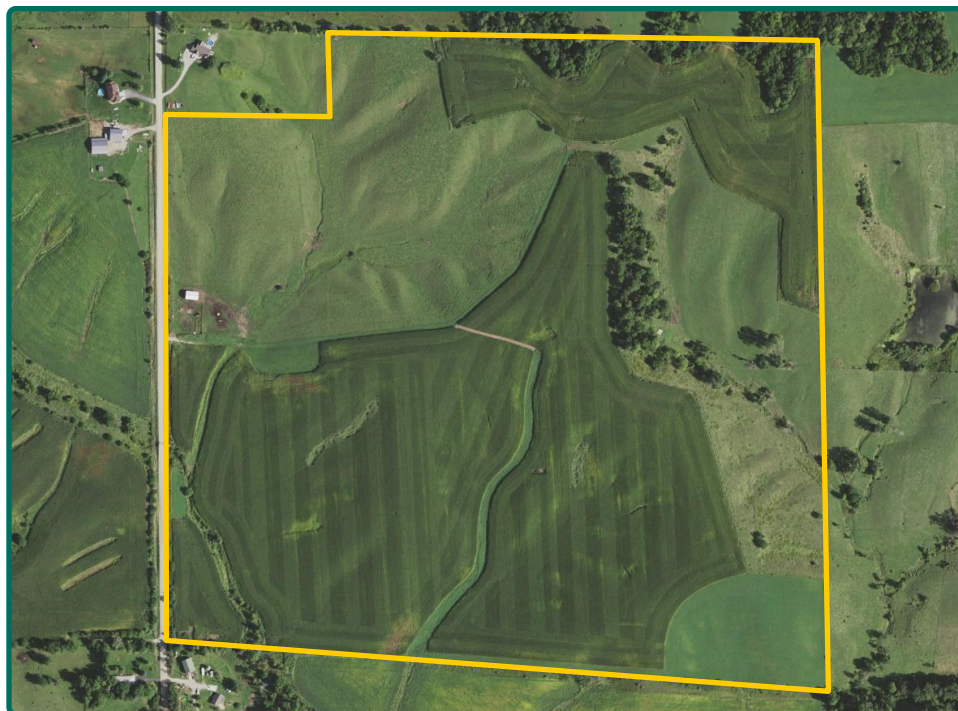




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<b>FSA/Eff. Crop Acres:</b>	<b>102.43</b>
<b>Cert. Grass Acres:</b>	<b>12.54</b>
<b>Corn Base Acres:</b>	<b>58.70</b>
<b>Grain Sorghum Acres:</b>	<b>0.90</b>
<b>Soil Productivity:</b>	<b>50.65 CSR2</b>

## Property Information

### 152.27 Acres, m/l

### Location

**From West Branch:** 3 miles north on Baker Ave, 1 mile east on 250th St. and 1 mile north on Charles Ave. The property is on the east side of the road.

**From Cedar Bluff:** 1 mile west on 210th St., 1 mile south on Plato Rd. and 1½ miles south on Charles Ave.

### Legal Description

The SW¼, except Parcel C of Section 9, Township 80 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

### Price & Terms

- \$1,294,295.00
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to the 2022 lease.

### Real Estate Tax

Taxes Payable 2021 - 2022: \$3,328.00  
Net Taxable Acres: 152.27  
Tax per Net Taxable Acre: \$21.86  
Tax Parcel ID #s: 015009093000010, 015009093000020, 015009093000030 & 015009093000040

### FSA Data

Farm Number 6386, Tract 7959  
FSA/Eff. Crop Acres: 102.43  
Cert. Grass Acres: 12.54  
Corn Base Acres: 58.70  
Corn PLC Yield: 153 Bu.  
Grain Sorghum Base Acres: 0.90  
Grain Sorghum PLC Yield: 72 Bu.

### Soil Types/Productivity

Primary soils are Fayette and Ackmore-Nodaway. CSR2 on the FSA/Eff. crop acres is 50.65. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural with some tile.

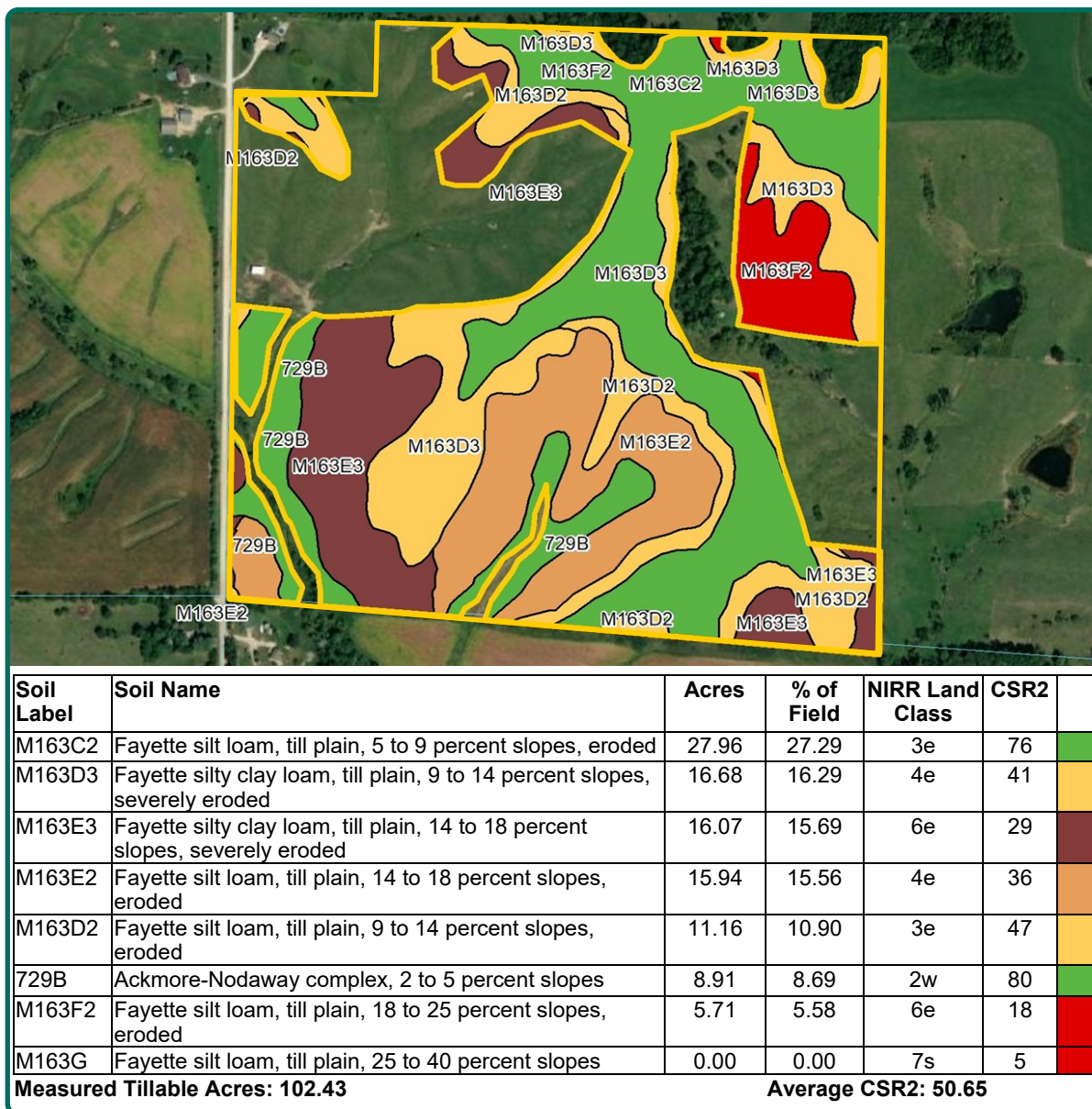
### Buildings/Improvements

There is 30' x 48' cattle shed that was built in 2018.

### Water & Well Information

There is a newer well near the cattle shed. The well is approximately 160' deep with a pressure tank located in the well pit.





## Comments

This is a productive Cedar County farm with a mixture of row crop and well-maintained pasture.

*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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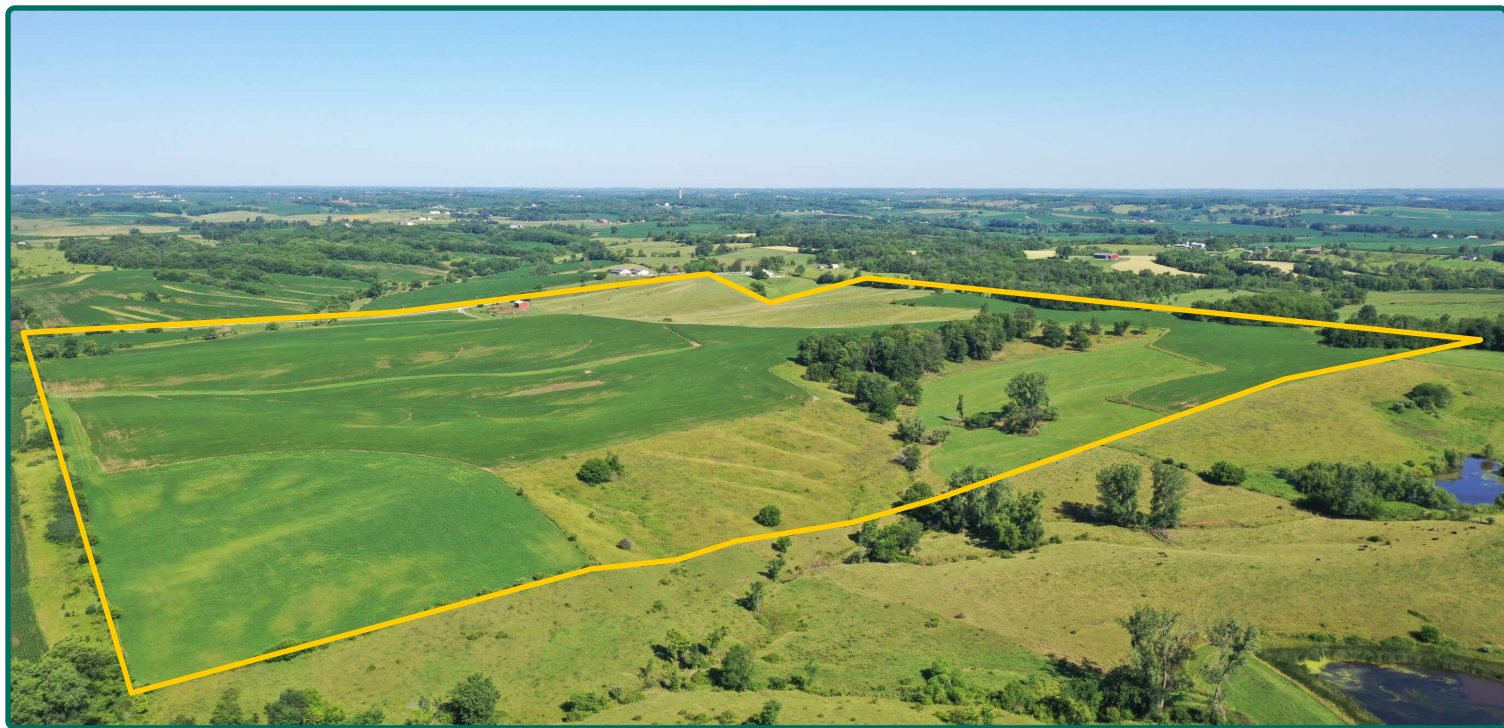




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