

Land For Sale

ACREAGE:

68.80 Acres, m/l

LOCATION:

Cedar County, IA



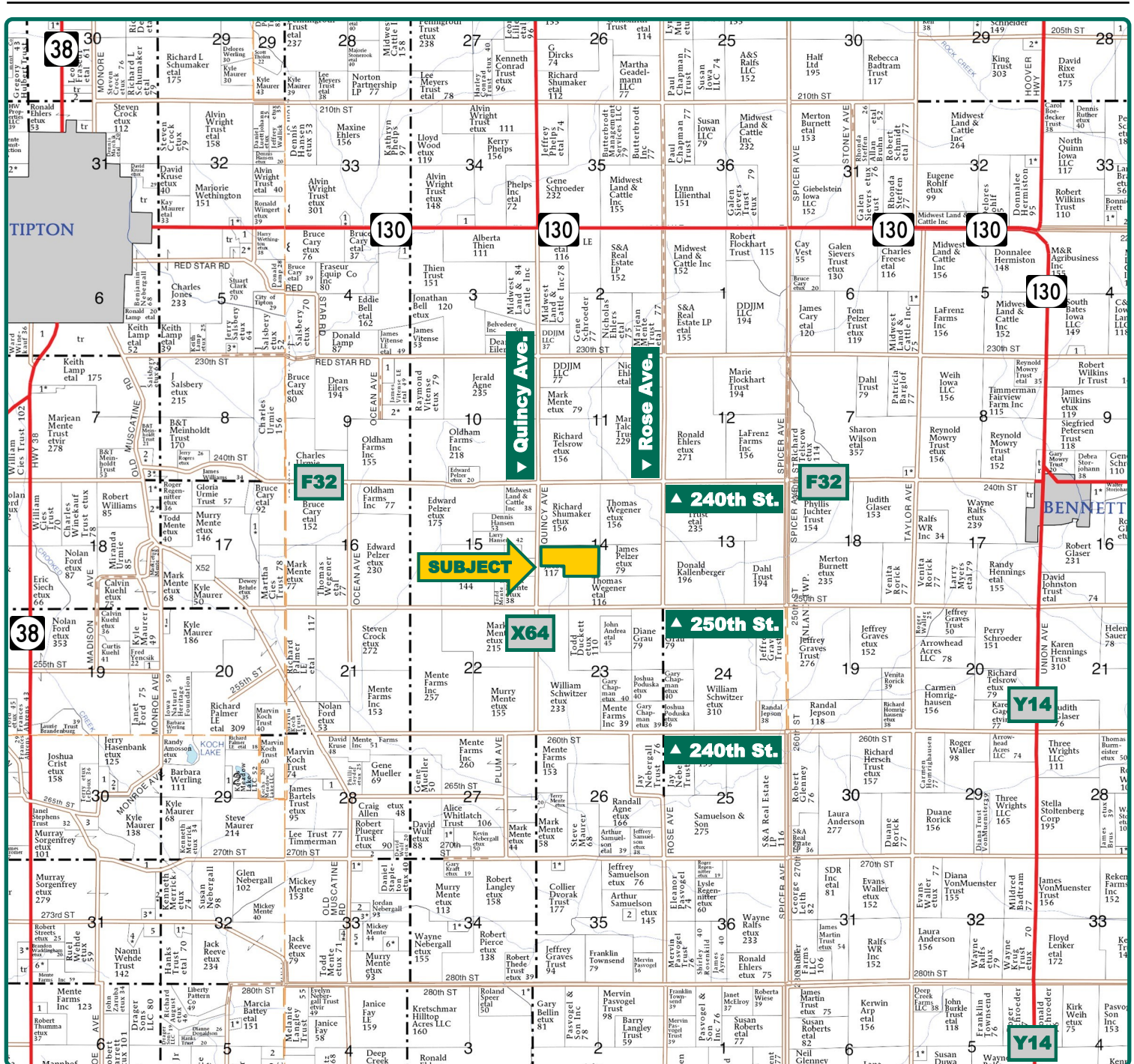
Property Key Features

- Located 5½ Miles Southeast of Tipton, Iowa
- 68.13 Est. FSA/Eff. Crop Acres with a 63.40 CSR2
- Excellent, Productive Add-On Unit

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FSA/Eff. Crop Acres: 68.13*
Cert. Mixed Forage Acres: 5.80*
Corn Base Acres: 47.86*
Bean Base Acres: 3.72*
Soil Productivity: 63.40 CSR2

**Acres are estimated.*

Property Information

68.80 Acres, m/l

Location

From Tipton: 3 miles east on Hwy 130 and 2½ miles south on Quincy Ave. The property is on the east side of the road.

Legal Description

The N½ of the SW¼ of Section 14, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa, excepting that part lying in Parcel A as described by Cedar County Recorder in Book L, Page 179. Updated abstract to govern.

Price & Terms

- \$853,120.00
- \$12,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2023 lease.

Real Estate Tax

Taxes Payable 2022-2023: 1,798.63*
 Gross Acres: 68.80
 Net Taxable Acres: 68.13
 Tax per Net Taxable Acre: \$26.40*
 Tax Parcel ID #:004011143000020 & part of 004011143000010
**Taxes estimated pending reassessment of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

FSA Data

Farm Number 141, Tract 1995
 FSA/Eff. Crop Acres: 68.13*
 Cert. Mixed Forage: 5.80*
 Corn Base Acres: 47.86*
 Corn PLC Yield: 136 Bu.
 Bean Base Acres: 3.72*
 Bean PLC Yield: 37Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Downs and Fayette. CSR2 on the Est. FSA/Eff. crop acres is 63.40. See soil map for detail.

Land Description

Rolling topography.

Drainage

Natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Excellent, productive add-on unit!

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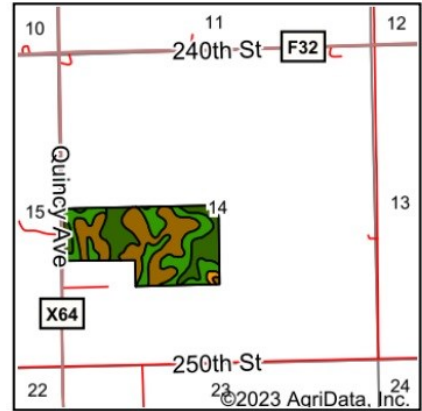
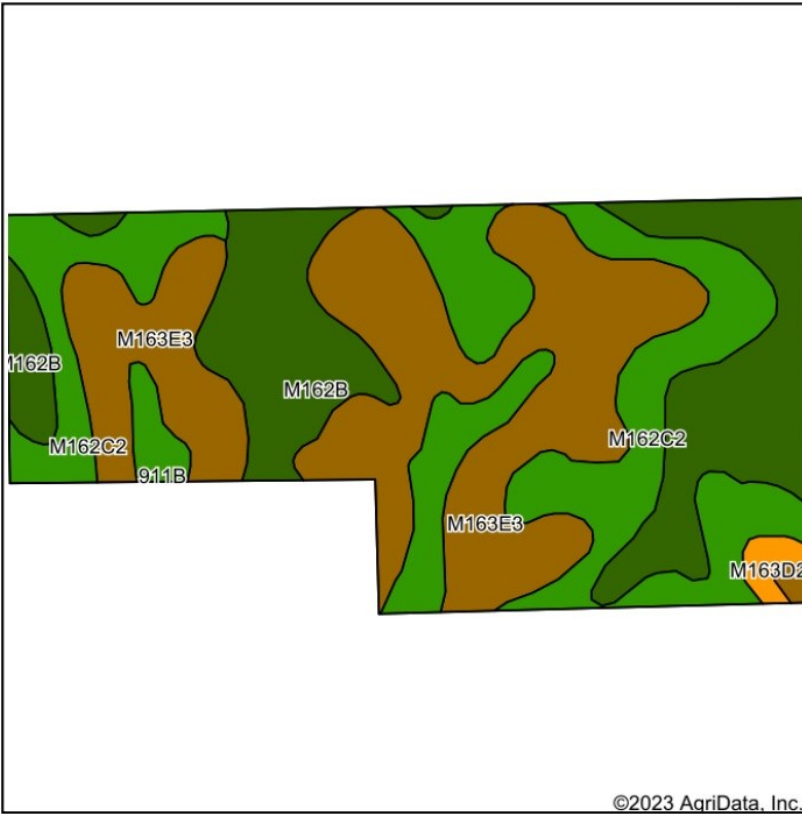
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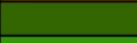





State: Iowa
 County: Cedar
 Location: 14-80N-2W
 Township: Center
 Acres: 68.13
 Date: 5/5/2023



Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	26.49	38.9%		Vle	29
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	18.62	27.3%		Ile	90
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	18.18	26.7%		IIIle	82
911B	Colo-Ely complex, 0 to 5 percent slopes	4.11	6.0%		IIw	86
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.73	1.1%		IIIle	47
Weighted Average					3.83	63.4

**IA has updated the CSR values for each county to CSR2.

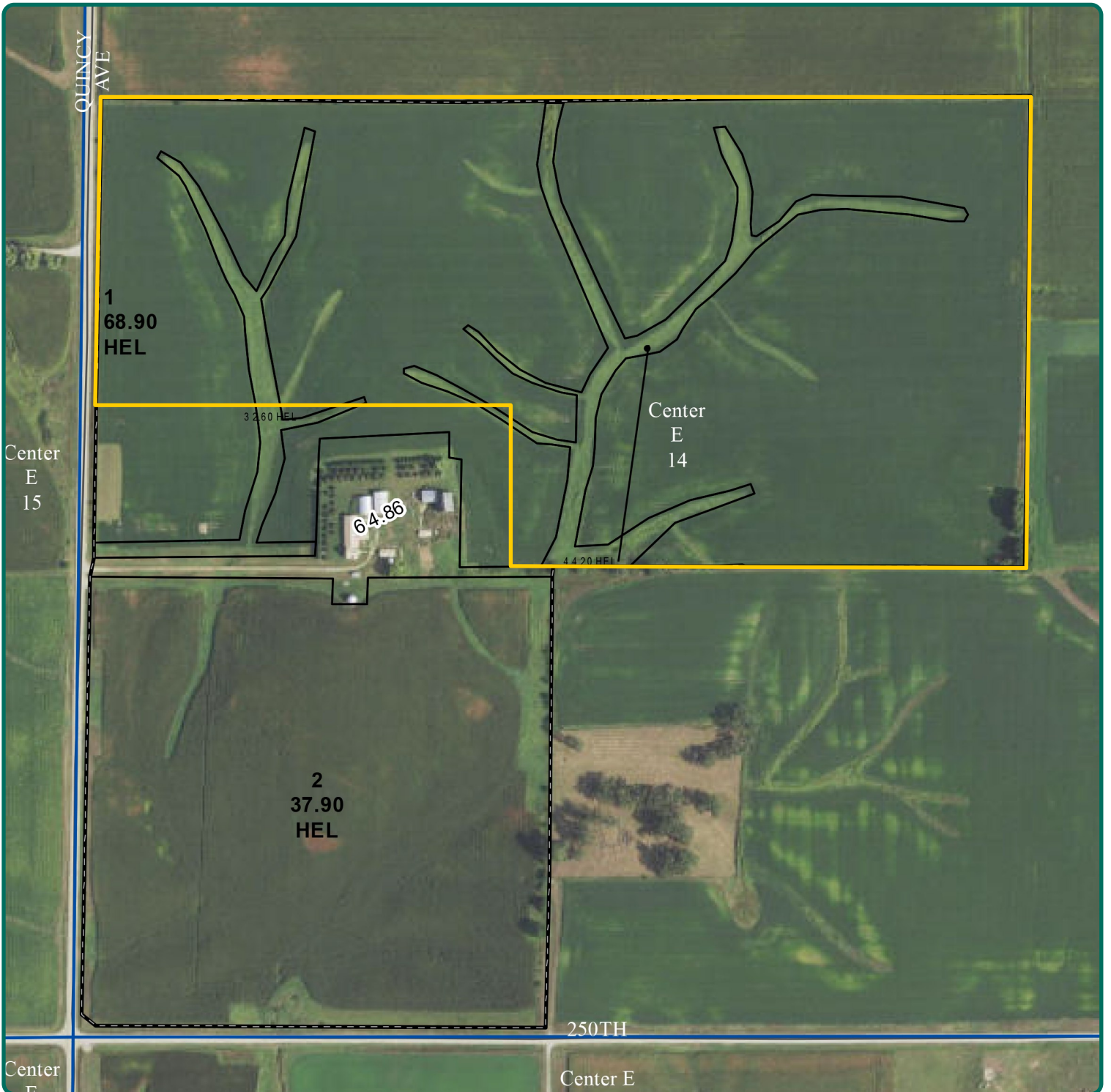
*c: Using Capabilities Class Dominant Condition Aggregation Method

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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