

80.00 Acres, m/l

# Land For Sale

#### ACREAGE:

#### **Cedar County, IA**

LOCATION:



#### **Property** Key Features

- Located 4 Miles Southeast of Clarence, Iowa
- 78.54 Est. FSA/Eff. Crop Acres with an 85.80 CSR2
- Productive Cedar County Farmland

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** 

REID: 010-2666-01



## Plat Map

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



# **Aerial Photo**

80.00 Acres, m/l



FSA/Eff. Crop Acres:	78.54*
Corn Base Acres:	71.19*
Bean Base Acres:	4.26*
Soil Productivity: 85.	80 CSR2
*Acres are estimated.	

#### Property Information 80.00 Acres, m/l

#### Location

**From Clarence:** 1½ miles east on Hwy 30 and 2¾ miles south on Spicer Ave. The property is on the west side of the road.

#### **Legal Description**

The S<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub> of Section 12, Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

#### **Price & Terms**

- \$1,276,000.00
- \$15,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2023 lease.

#### **Real Estate Tax**

Taxes Payable 2022 - 2023: \$2,830.00 Gross Acres: 80.00 Net Taxable Acres: 79.00 Tax per Net Taxable Acre: \$35.82 Tax Parcel ID #s: 008007122000030 & 008007122000040

#### **FSA Data**

Part of Farm Number 6327, Tract 1934 FSA/Eff. Crop Acres: 78.54\* Corn Base Acres: 71.19\* Corn PLC Yield: 129 Bu. Bean Base Acres: 4.26\* Bean PLC Yield: 41 Bu. \*Acres are estimated pending reconstitution of farm by the Cedar County FSA office.

#### **Soil Types/Productivity**

Primary soils are Downs and Colo-Ely. CSR2 on the estimated FSA/Eff. crop acres is 85.80. See soil map for detail.

#### **Land Description**

Land topography is gently rolling.

#### Drainage

This farm is mostly pattern tiled. Contact the listing agent for tile maps.

#### **Buildings/Improvements**

None.

### Water & Well Information None.

#### Comments

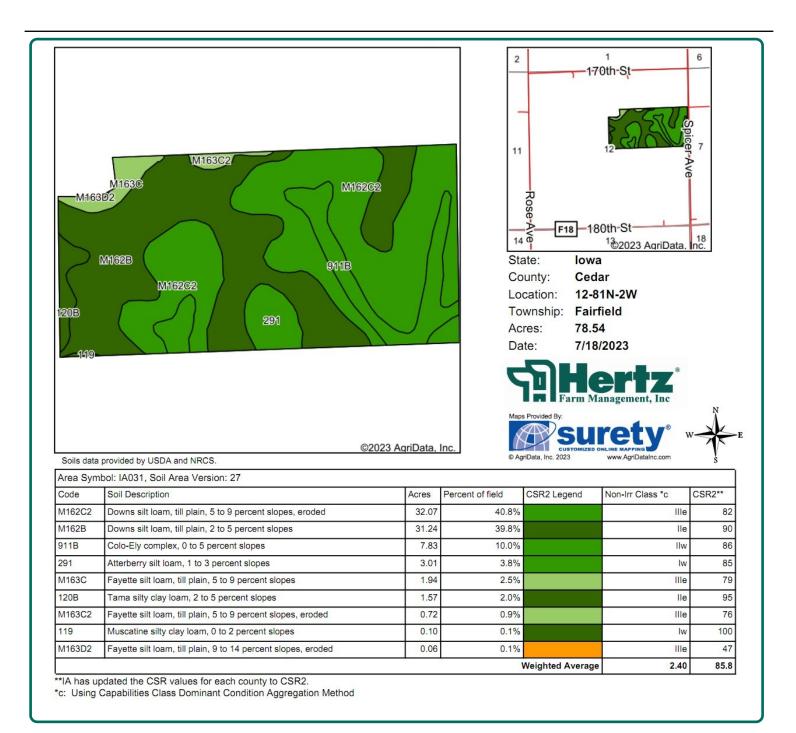
This is a highly productive Cedar County farm located in a strong area.

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## Soil Map

78.54 Est. FSA/Eff. Crop Acres



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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### **Assessor's Map**

80.00 Acres, m/l



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### Property Photos





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