

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Cedar County, IA**

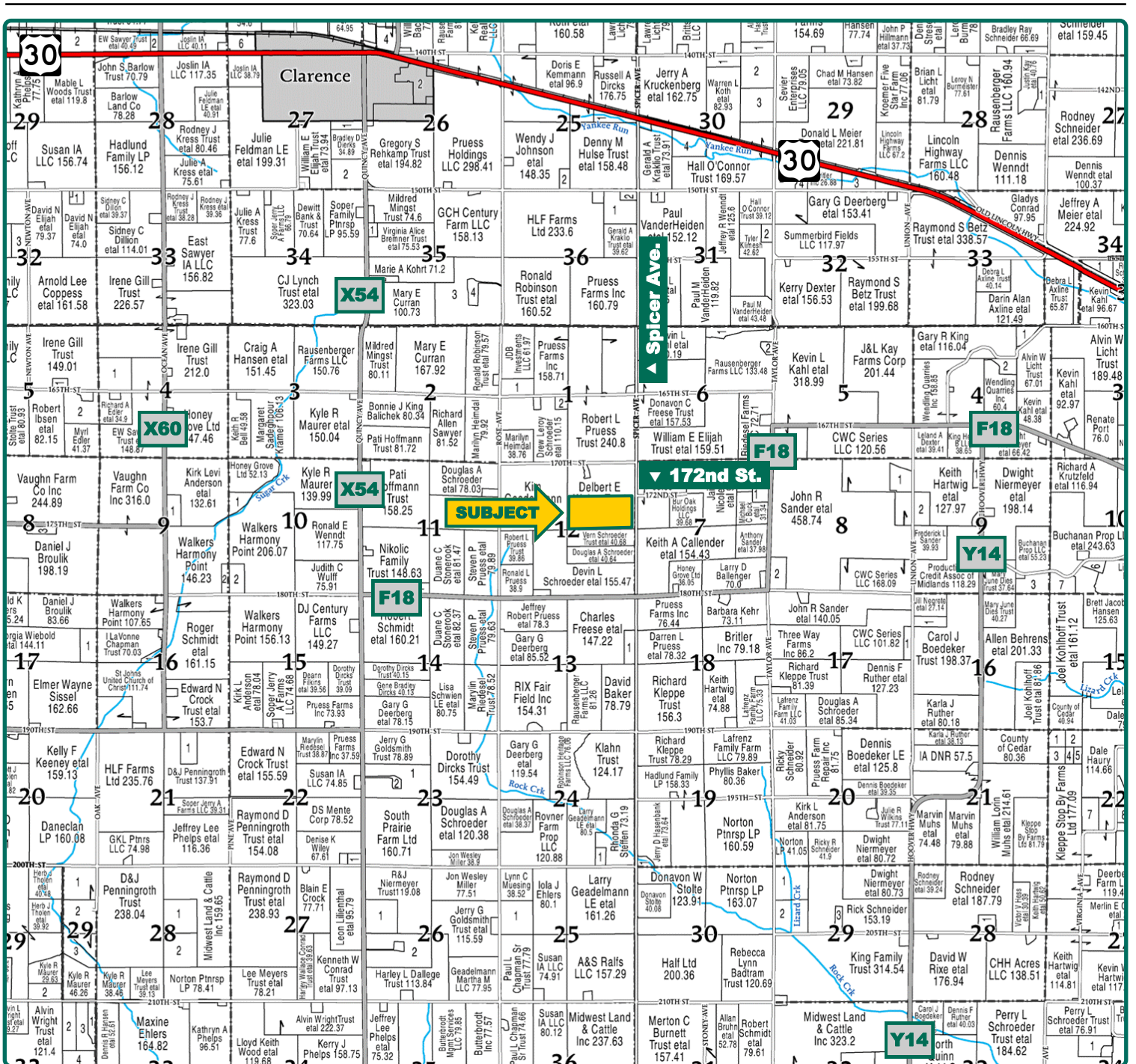


## Property Key Features

- 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  
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**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 S½ of the NE¼ 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 #: 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

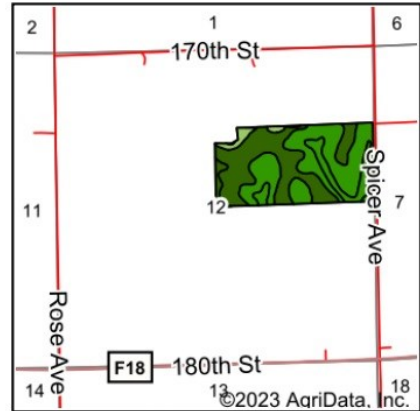
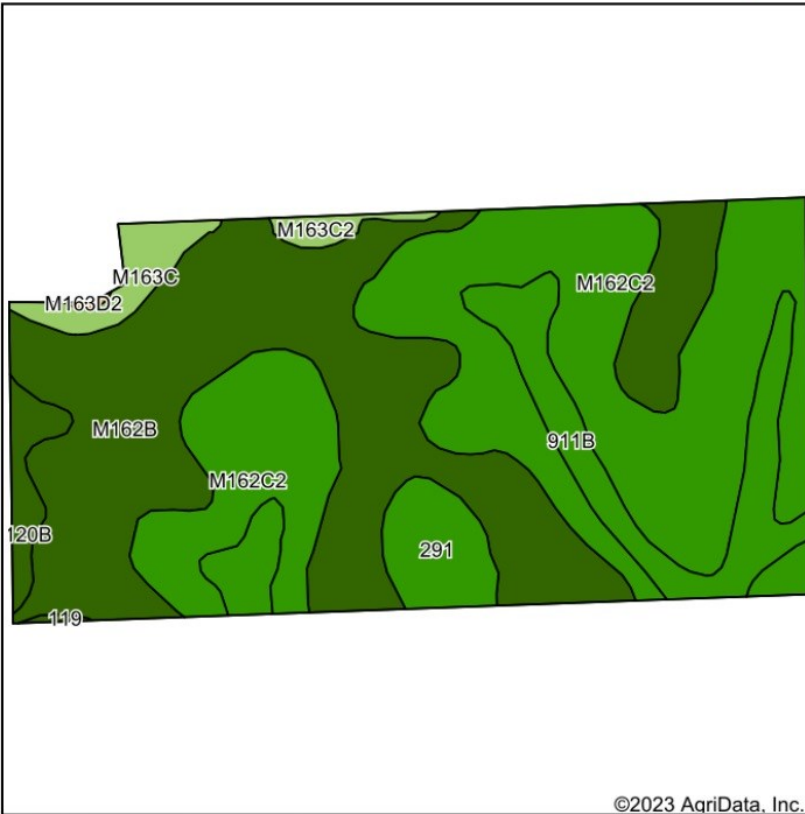
None.

### Comments

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

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State: Iowa  
 County: Cedar  
 Location: 12-81N-2W  
 Township: Fairfield  
 Acres: 78.54  
 Date: 7/18/2023



Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	32.07	40.8%		IIIe	82
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	31.24	39.8%		IIe	90
911B	Colo-Ely complex, 0 to 5 percent slopes	7.83	10.0%		IIw	86
291	Atterberry silt loam, 1 to 3 percent slopes	3.01	3.8%		Iw	85
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	1.94	2.5%		IIIe	79
120B	Tama silty clay loam, 2 to 5 percent slopes	1.57	2.0%		IIe	95
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	0.72	0.9%		IIIe	76
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.10	0.1%		Iw	100
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	0.06	0.1%		IIIe	47
<b>Weighted Average</b>					<b>2.40</b>	<b>85.8</b>

\*\*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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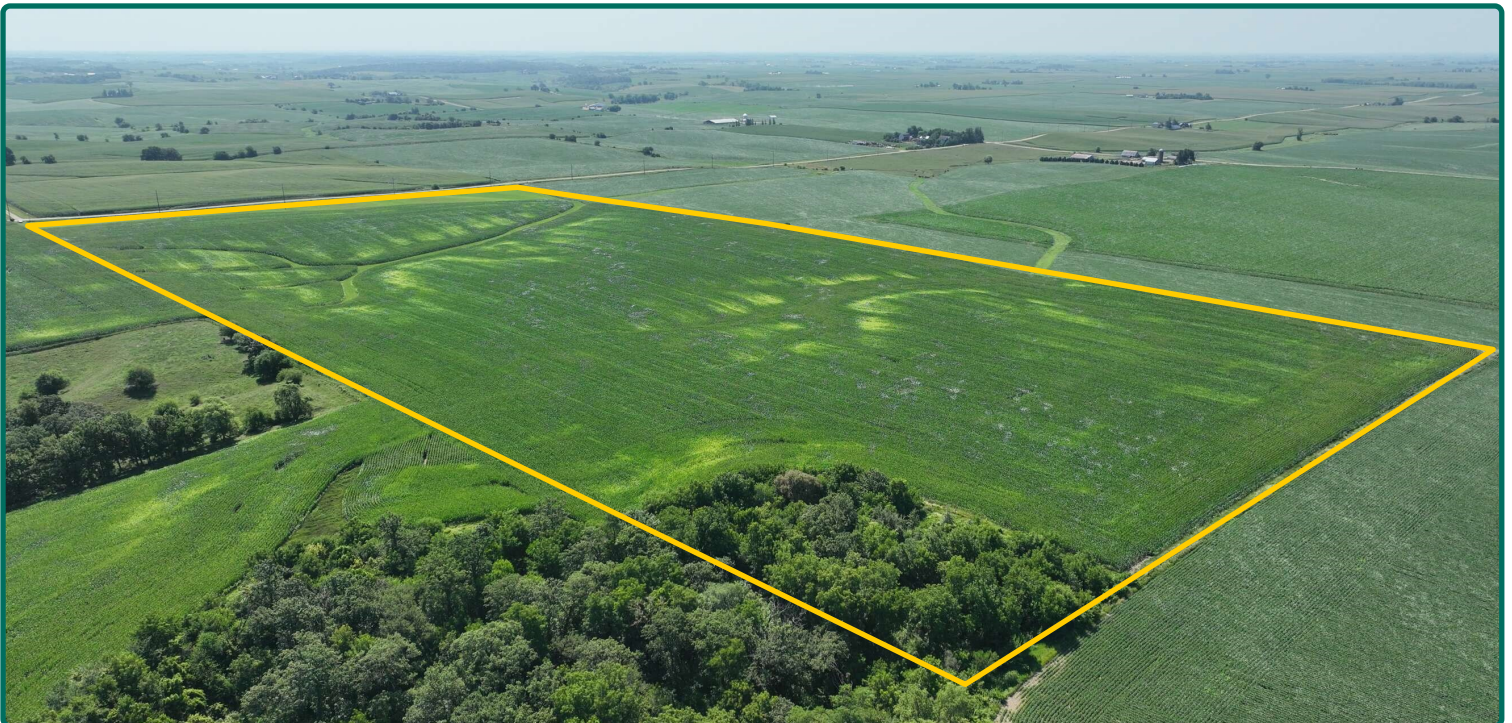
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