

# Land For Sale

#### ACREAGE:

86.62 Acres, m/l

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

**LOCATION:** 



#### **Property** Key Features

- Located 7 Miles North of West Branch, Iowa
- 84.80 FSA/Eff. Crop Acres with a 92.30 CSR2
- Excellent-Quality Farmland Along a Hard-Surfaced Road

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



### Plat Map

Cass Township, Cedar County, IA

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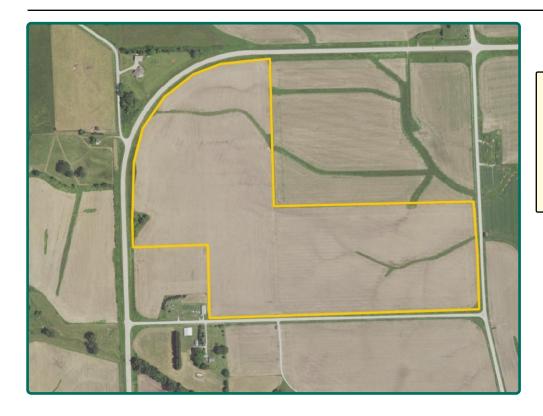
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## **Aerial Photo**

86.62 Acres, m/l



FSA/Eff. Crop Acres:	84.80	
Corn Base Acres:	82.67*	
Bean Base Acres:	1.60*	
Soil Productivity: 92.30	CSR2	
*Acres are estimated.		

#### Property Information 86.62 Acres, m/l

#### Location

**From West Branch:** 7 miles north on Baker Ave. The property is located on the east side of the road.

**From Cedar Bluff:** 1½ miles west on 210th St.

#### **Legal Description**

The South 31 acres of the NE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>; the SE<sup>1</sup>/<sub>4</sub> of the NW<sup>1</sup>/<sub>4</sub>; and Lot 4 in the S<sup>1</sup>/<sub>2</sub> of the NE<sup>1</sup>/<sub>4</sub>; all in Section 32, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa, excepting Parcel B and Parcel F. Updated abstract to govern.

#### Price & Terms PRICE REDUCED!

- <del>\$1,515,850.00</del> \$1,450,885.00
- <del>\$17,500/acre</del> \$16,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2023 lease.

#### **Real Estate Tax**

Taxes Payable 2023 - 2024: \$3,446.00 Net Taxable Acres: 86.62 Tax per Net Taxable Acre: \$39.78 Tax Parcel ID #s: 002005321000060, 002005321000080 & 002005322000050

#### FSA Data

Part of Farm 5171, Tract 8516 FSA/Eff. Crop Acres: 84.80 Corn Base Acres: 82.67\* Corn PLC Yield: 172 Bu. Bean Base Acres: 1.60\* Bean PLC Yield: 59 Bu. \*Acres are estimated pending reconstitution of farm by the Cedar County FSA office.

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

Primary soils are Tama and Muscatine. CSR2 on the FSA/Eff. crop acres is 92.30. See soil map for detail.

#### **Land Description**

Land is level to gently rolling.

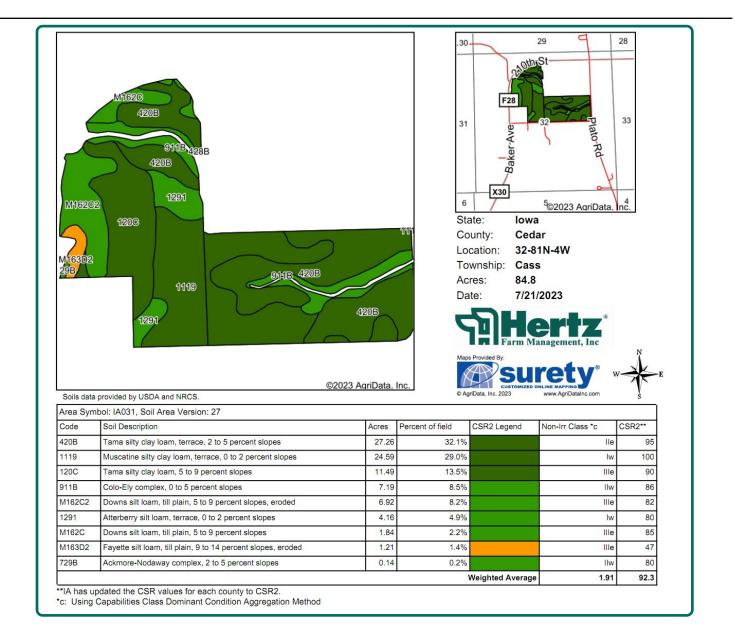
#### Drainage

Drainage is natural with some tile.

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### Soil Map 84.80 FSA/Eff. Crop Acres



#### **Buildings/Improvements**

None.

#### Water & Well Information

None.

#### Comments

This highly-productive Cedar County farm has 92.30 CSR2 soils and is located on a hard-surfaced road.

#### **Additional Land for Sale**

Seller has two additional tracts of land for sale located south of this property. See Additional Land Aerial Photo. 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**

86.62 Acres, m/l



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### Property Photos





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### Additional Land Aerial Photo



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