

# Land For Sale

**ACREAGE:**

**86.62 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



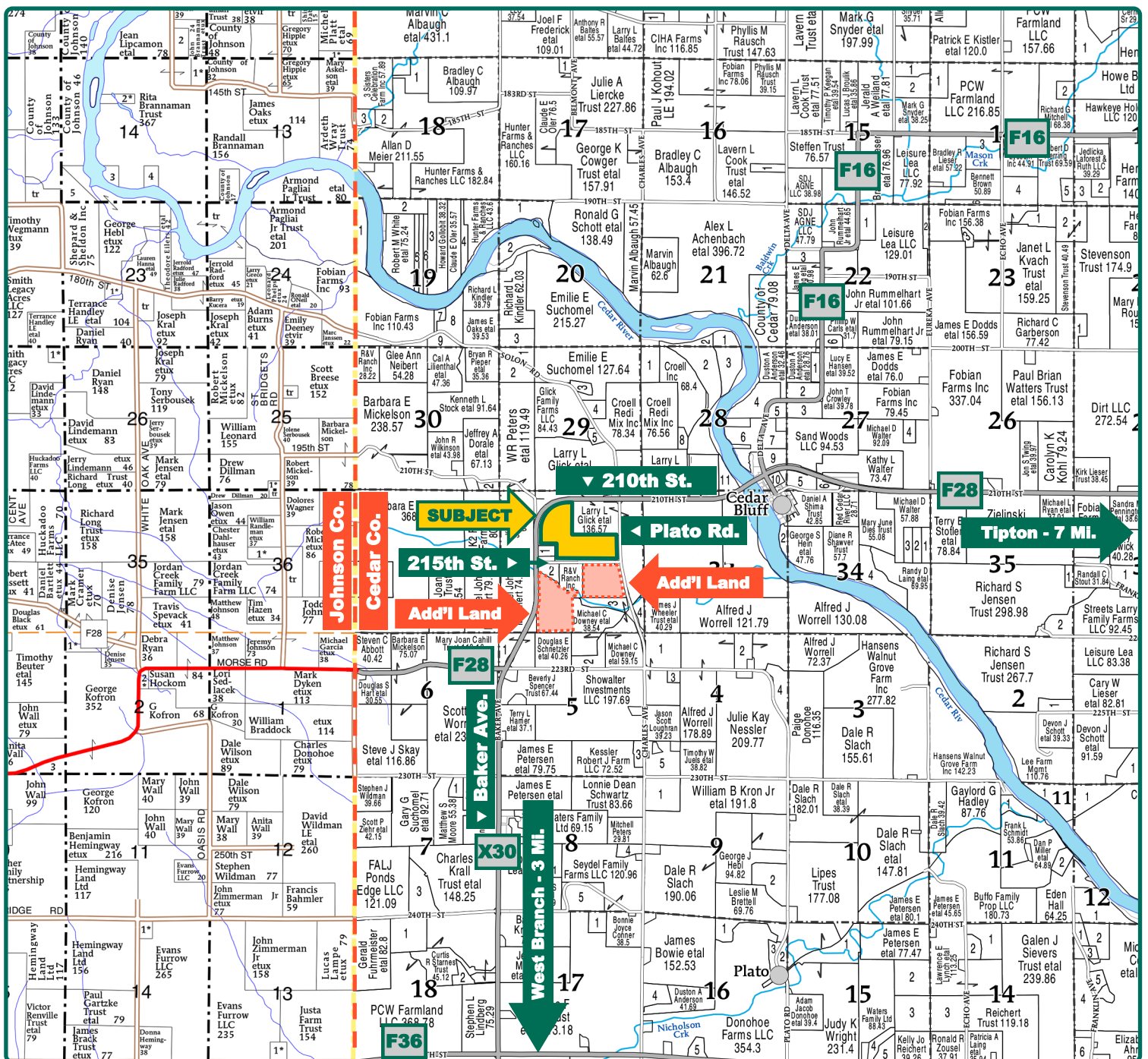
## Property Key Features

- 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**  
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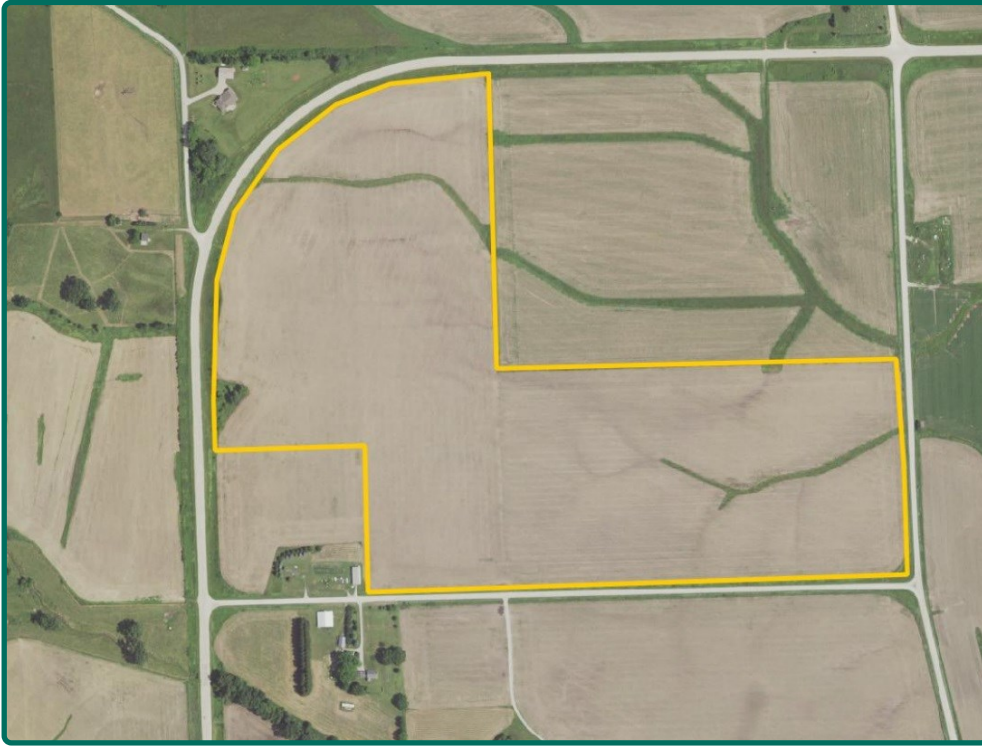




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<b>FSA/Eff. Crop Acres:</b>	<b>84.80</b>
<b>Corn Base Acres:</b>	<b>82.67*</b>
<b>Bean Base Acres:</b>	<b>1.60*</b>
<b>Soil Productivity:</b>	<b>92.30 CSR2</b>

*\*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 NE¼ of the NW¼; the SE¼ of the NW¼; and Lot 4 in the S½ of the NE¼; 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!

- ~~\$1,515,850.00~~ \$1,450,885.00
- \$17,500/acre \$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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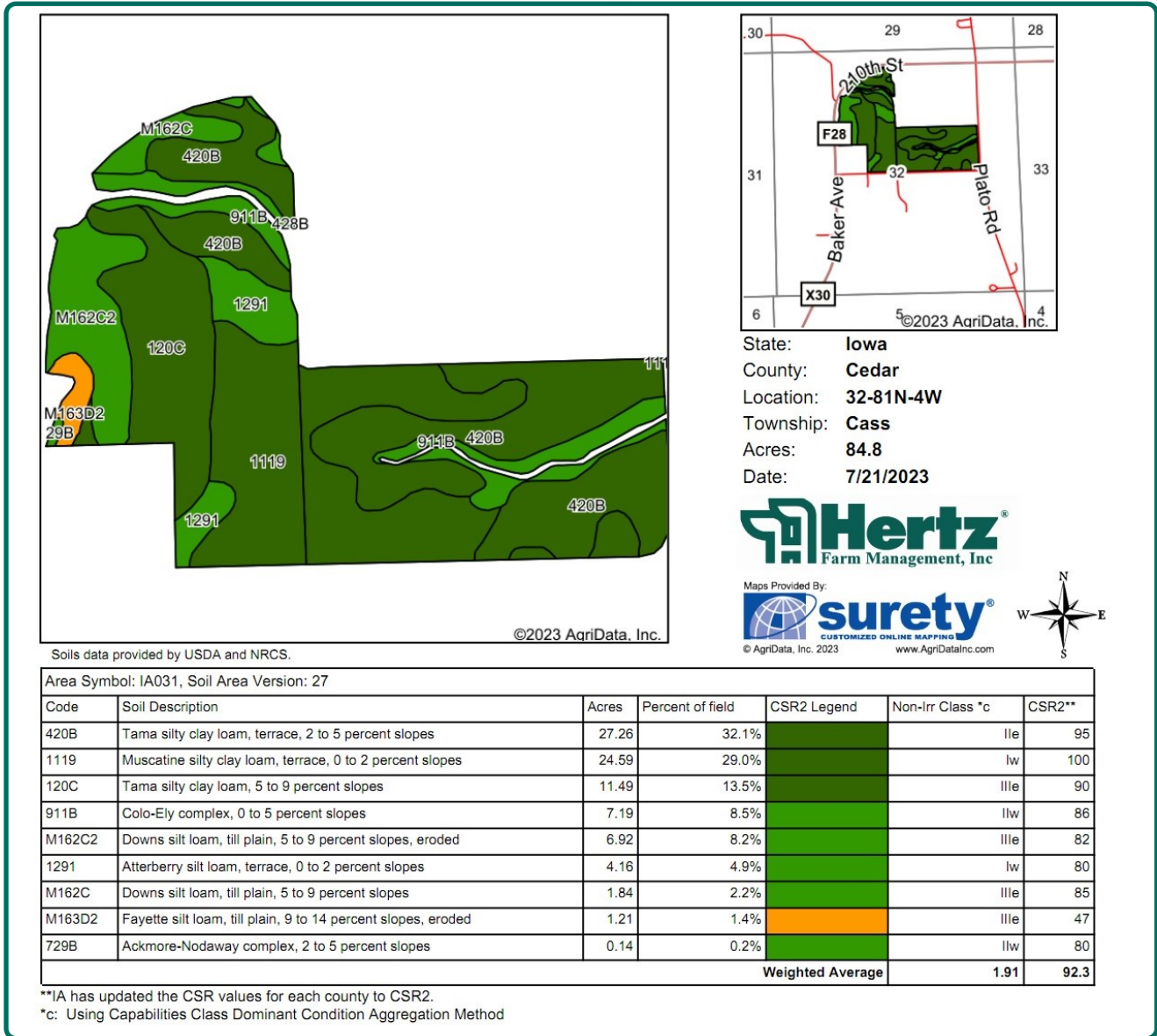
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## Buildings/Improvements

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.

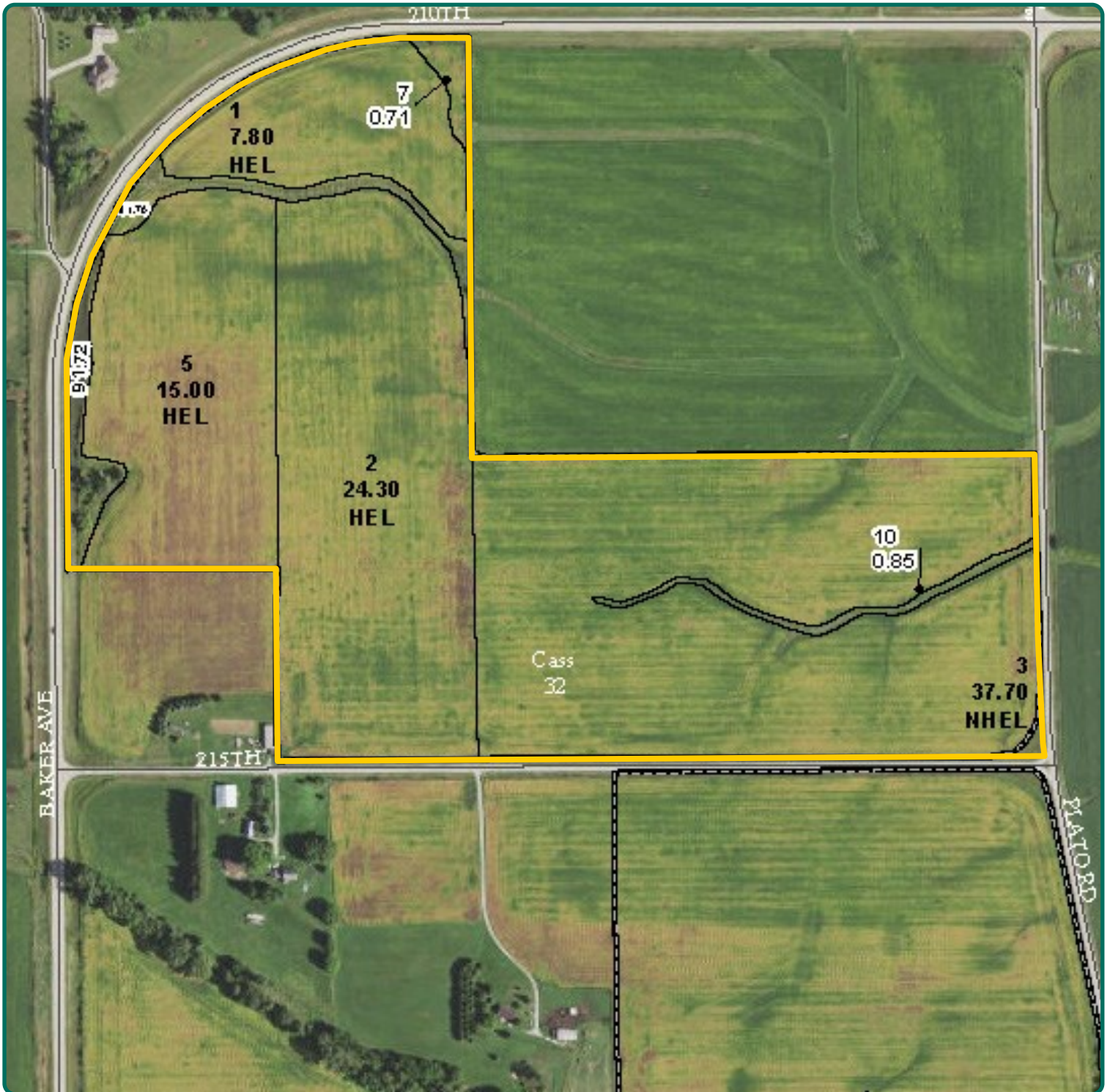
## Additional Land for Sale

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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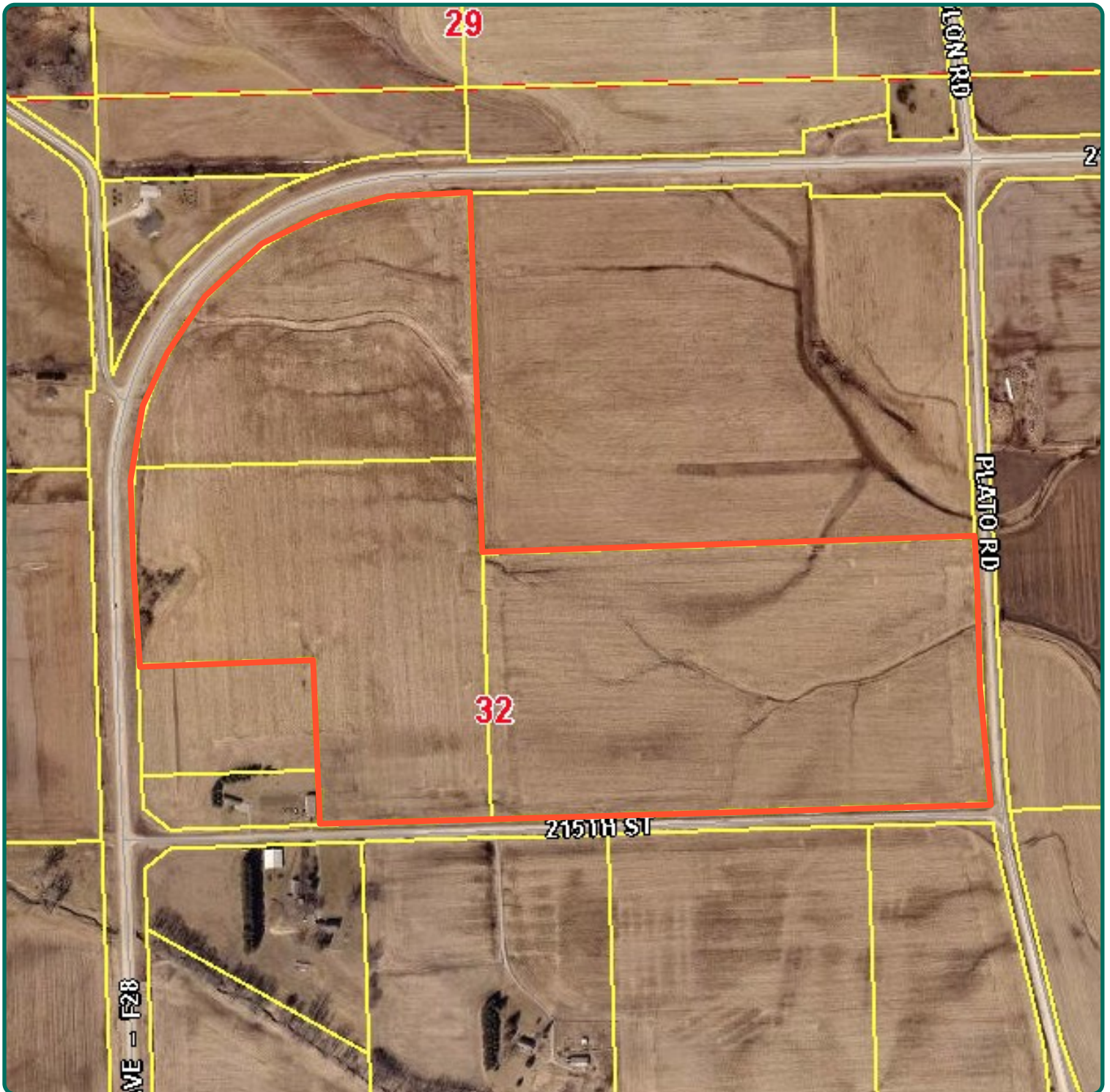
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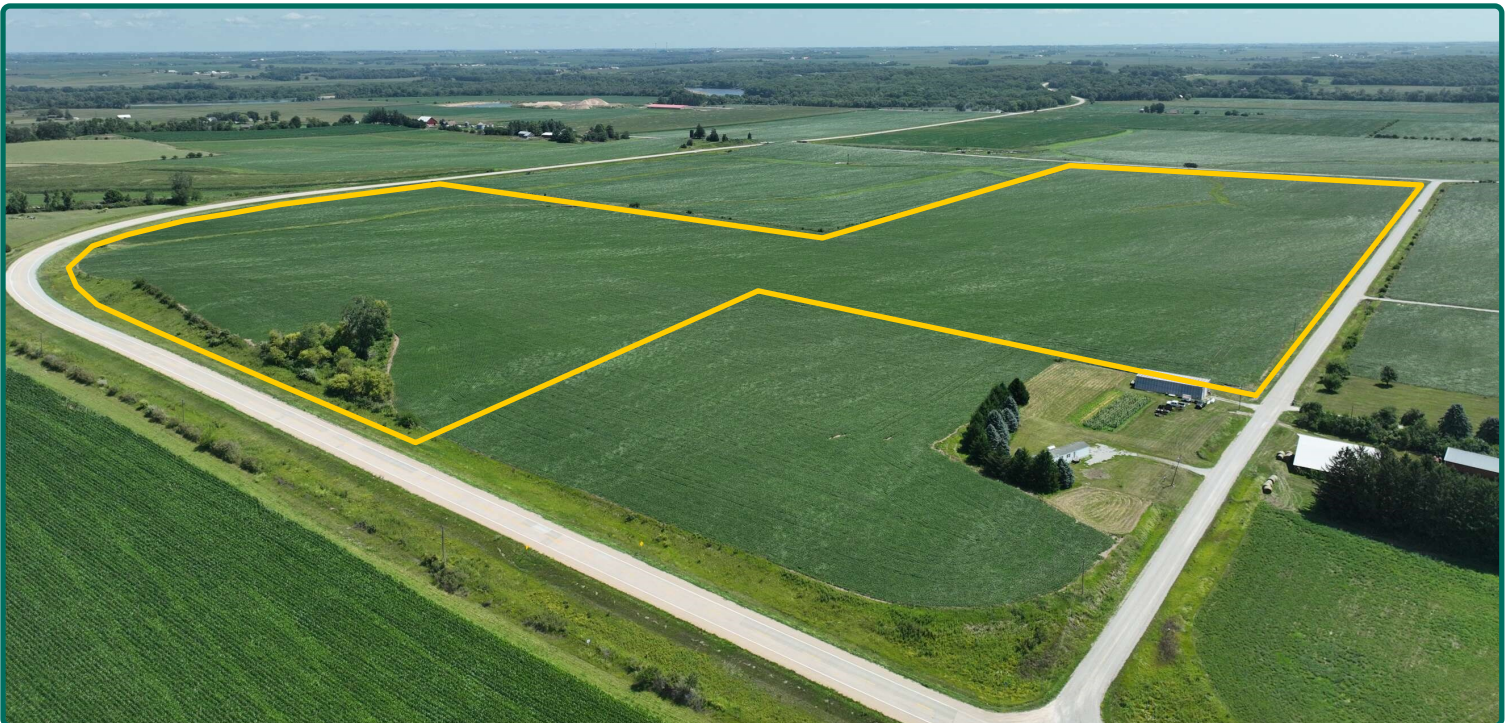
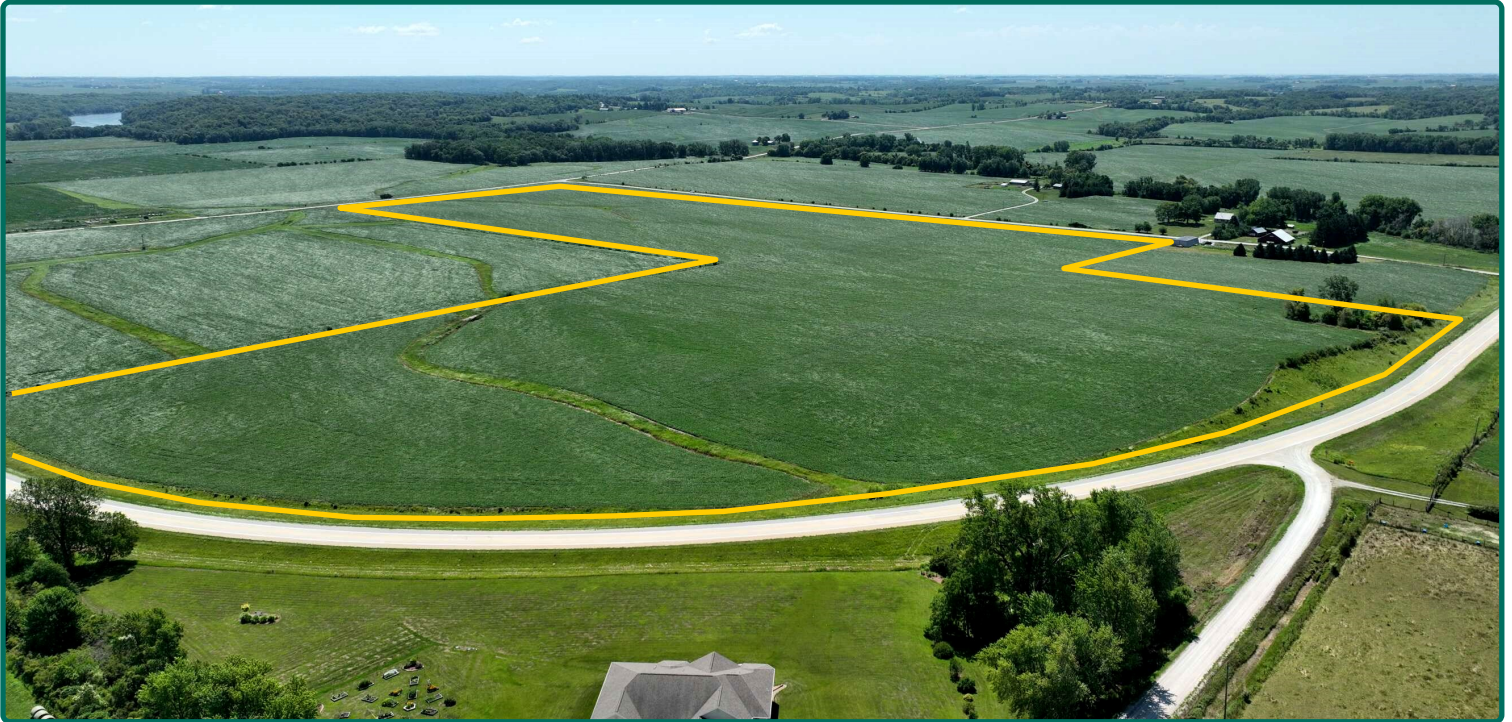




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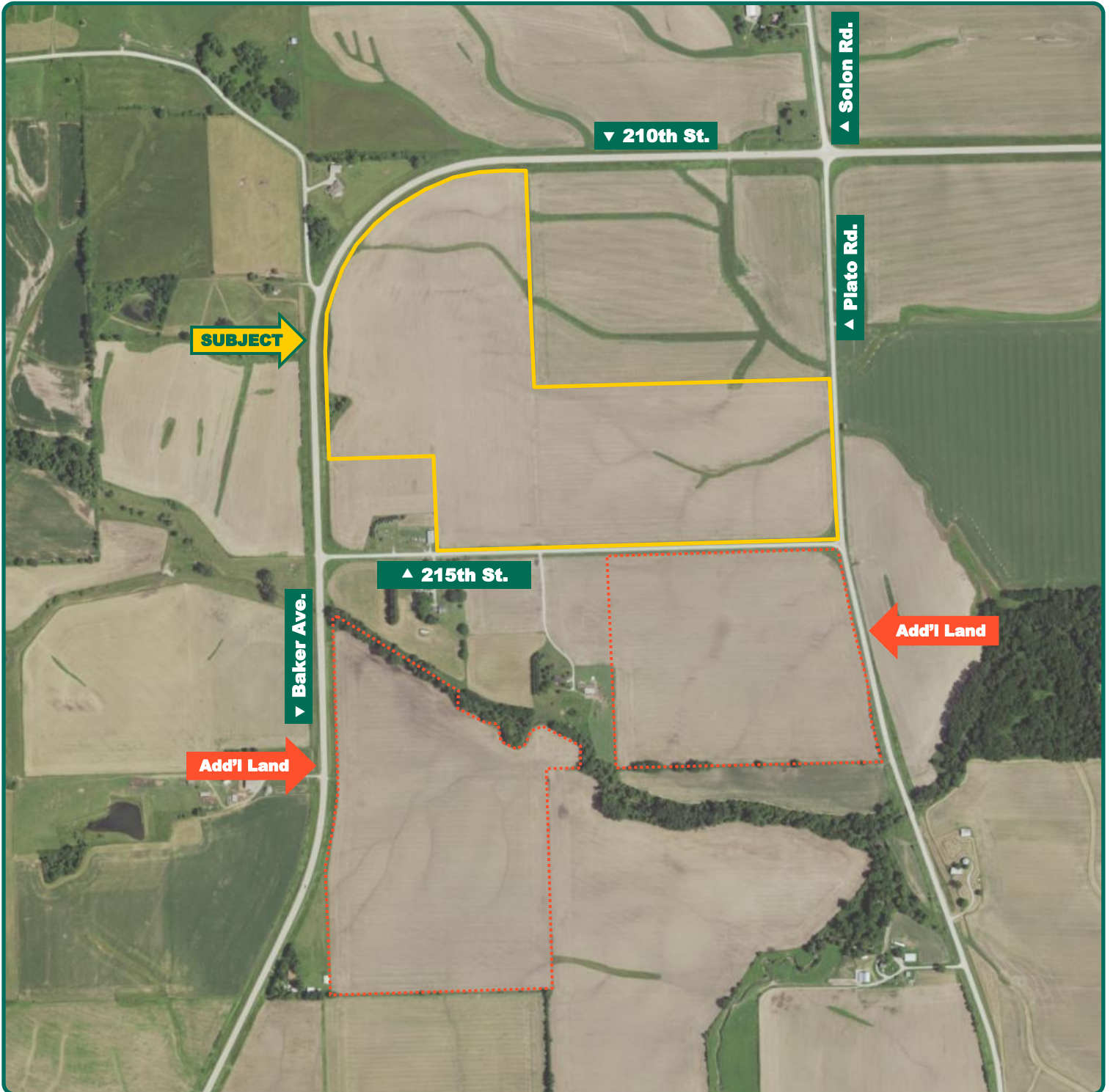


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# Additional Land Aerial Photo



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