

Land For Sale

ACREAGE:

41.80 Acres, m/l

LOCATION:

Cedar County, IA

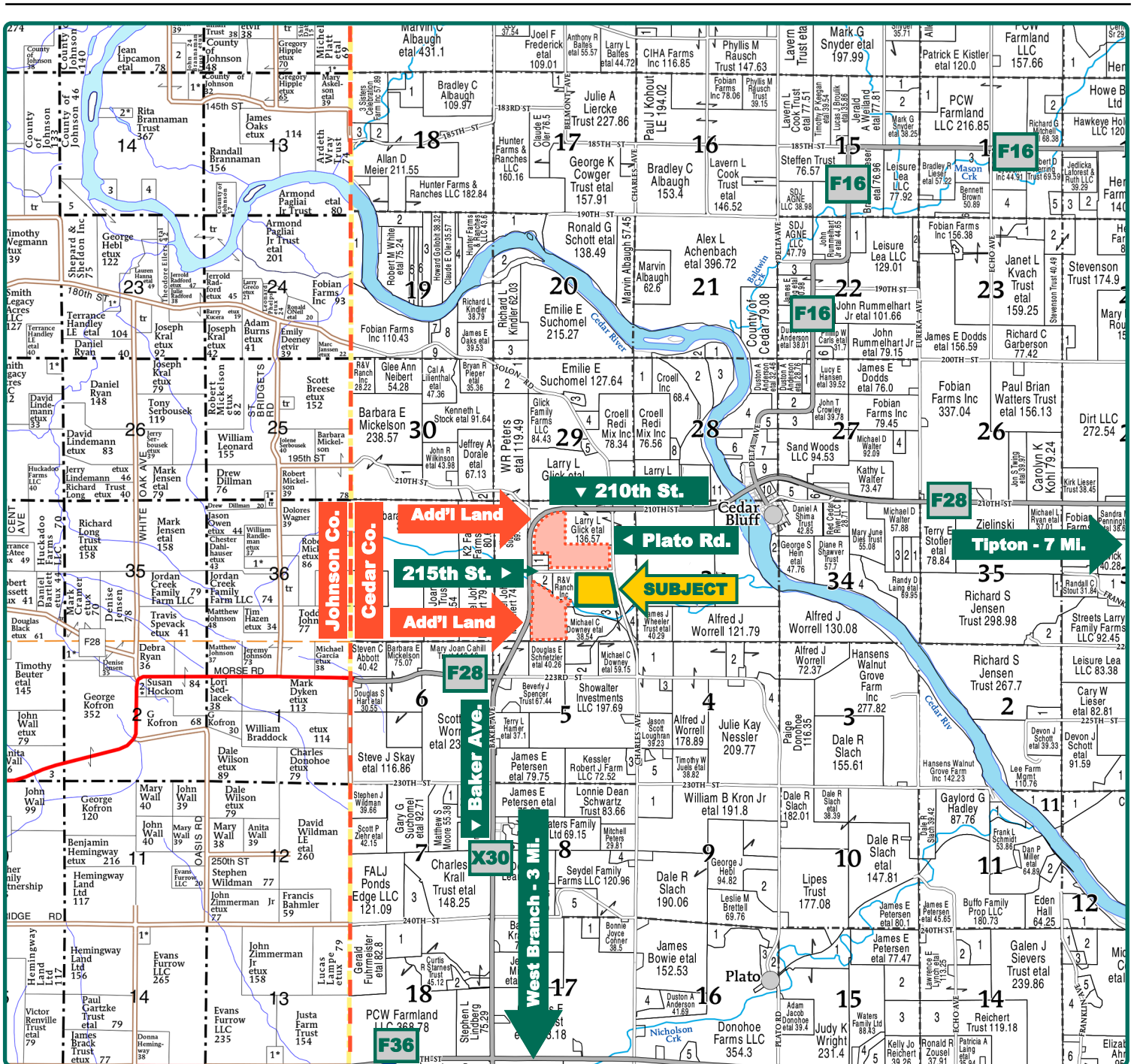


Property Key Features

- Located 7 Miles North of West Branch, Iowa
- 42.60 FSA/Eff. Crop Acres with a 93.30 CSR2
- Premium-Quality Cedar County Farmland

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FSA/Eff. Crop Acres:	42.60
Corn Base Acres:	41.53*
Bean Base Acres:	0.80*
Soil Productivity:	93.30 CSR2

**Acres are estimated.*

Property Information

41.80 Acres, m/l

Location

From West Branch: 6¾ miles north on Baker Ave and ¼ mile east on 215th St. The property is on the south side of the road.

From Cedar Bluff: 1 mile west on 210th St. and ½ mile south on Plato Rd.

Legal Description

The NW¼ of the SE¼ and Lot 4 in the NE¼ of the SE¼; all in Section 32, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa, excepting Parcel G. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$731,500.00~~ \$700,150.00
- ~~\$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: \$1,690.00
 Net Taxable Acres: 41.80
 Tax per Net Taxable Acre: \$40.43
 Tax Parcel ID #s: 002005324000110 & 002005324000030

FSA Data

Part of Farm 5171, Tract 8516

FSA/Eff. Crop Acres: 42.60

Corn Base Acres: 41.53*

Corn PLC Yield: 172 Bu.

Bean Base Acres: 0.80*

Bean PLC Yield: 59 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Muscatine and Tama. CSR2 on the FSA/Eff. crop acres is 93.30. See soil map for detail.

Land Description

Topography is level.

Drainage

Drainage is natural with some tile.

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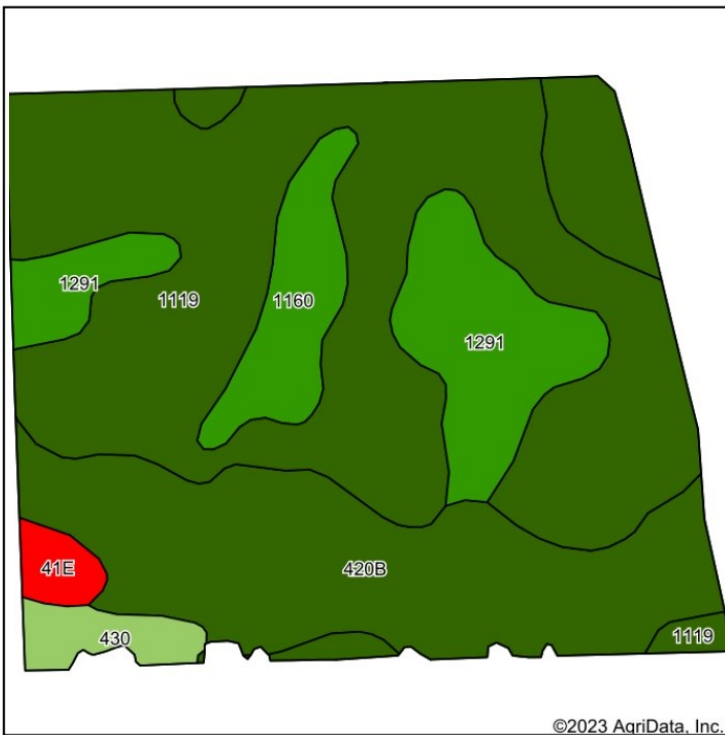
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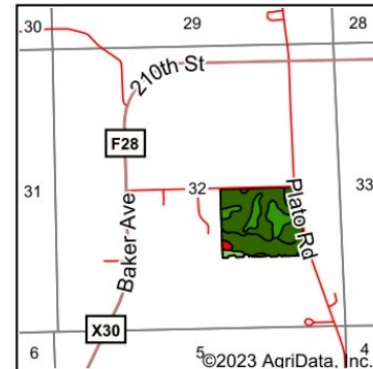
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Cedar**
Location: **32-81N-4W**
Township: **Cass**
Acres: **42.6**
Date: **7/21/2023**



Area Symbol: IA031, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	21.13	49.6%		Iw	100	
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	12.47	29.3%		IIe	95	
1291	Atterberry silt loam, terrace, 0 to 2 percent slopes	4.99	11.7%		Iw	80	
1160	Walford silt loam, terrace, 0 to 2 percent slopes	2.39	5.6%		IIw	85	
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	1.00	2.3%		IIw	70	
41E	Sparta loamy fine sand, 9 to 18 percent slopes	0.62	1.5%		VIIs	6	
Weighted Average						1.45	93.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Buildings/Improvements

None.

Water & Well Information

None.

Comments

An attractive tract of premium-quality Cedar County cropland.

Additional Land for Sale

Seller has two additional tracts of land for sale located north and west 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.

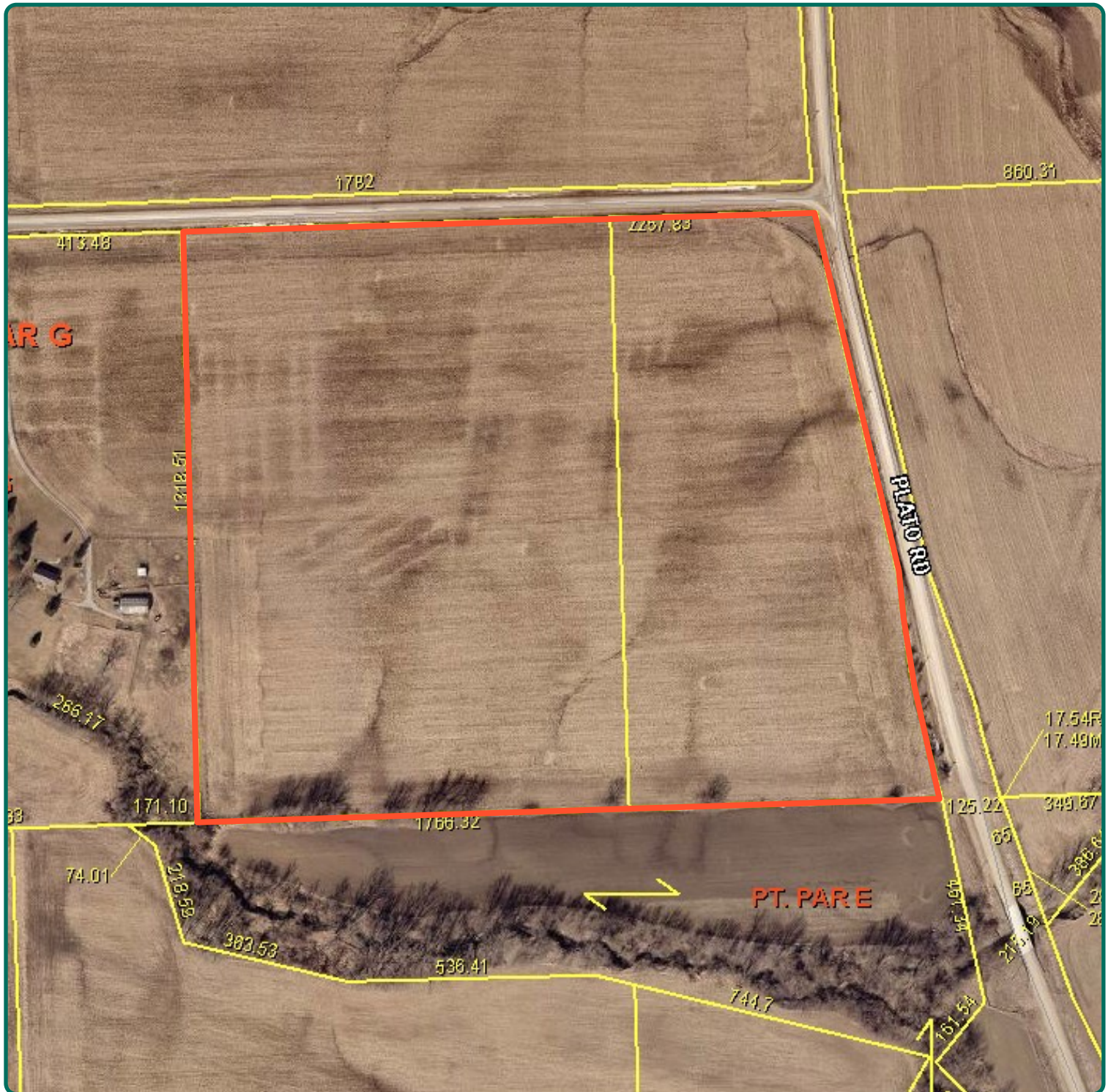
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Additional Land Aerial Photo



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