

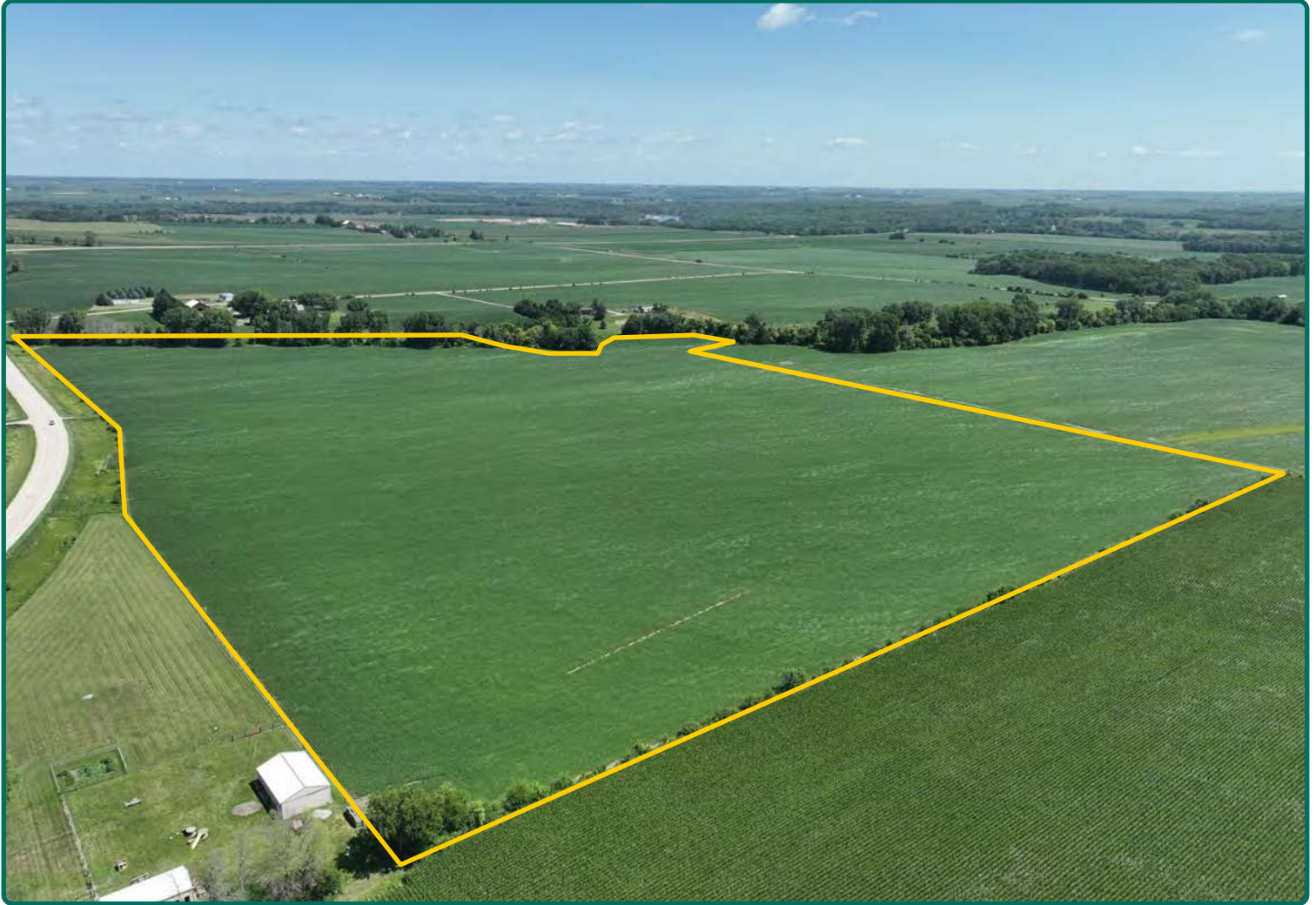
Land For Sale

ACREAGE:

56.44 Acres, m/l

LOCATION:

Cedar County, IA

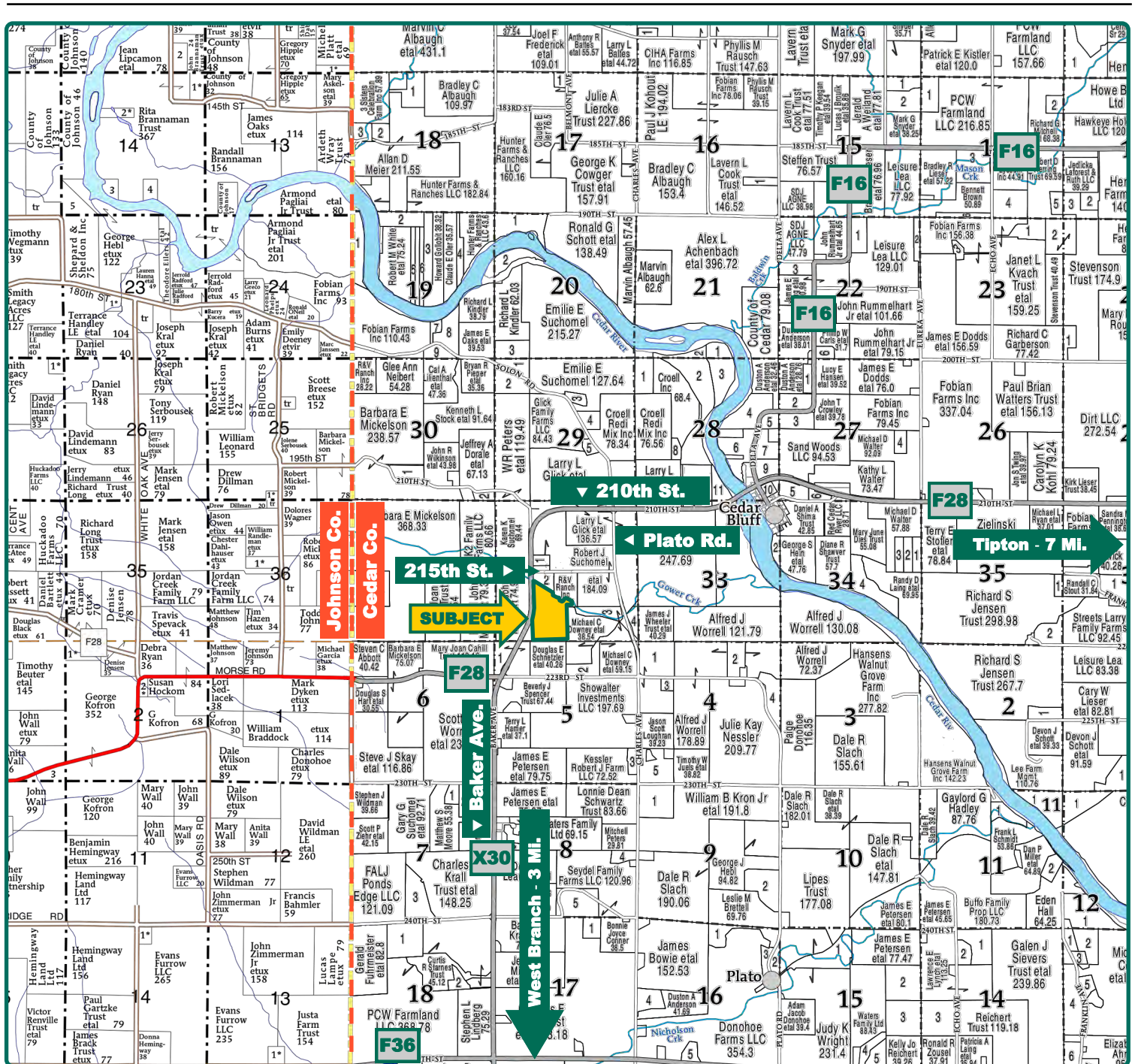


Property Key Features

- Located 6½ Miles North of West Branch, Iowa
- 54.60 FSA/Eff. Crop Acres with a 92.90 CSR2
- Excellent-Quality Cedar County Farmland Along a Hard-Surfaced Road

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FSA/Eff. Crop Acres: 54.60
Corn Base Acres: 53.11*
Bean Base Acres: 1.03*
Soil Productivity: 92.90 CSR2

**Acres are estimated.*

Property Information

56.44 Acres, m/l

Location

From West Branch: 6½ miles north on Baker Ave. The property is located on the east side of the road.

From Cedar Bluff: 2 miles west on 210th St. The property is on the east side of the road.

Legal Description

The SE¼ of the SW¼ and Auditor's Parcel J; all in Section 32, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa. Updated abstract to govern.

Price & Terms

PRICE REDUCED!

- ~~\$900,218.00~~ \$857,888.00
- ~~\$15,950/acre~~ \$15,200/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: \$2,284.00*
 Net Taxable Acres: 56.44*
 Tax per Net Taxable Acre: \$40.47*
 Tax Parcel ID #s: 002005323000050,
 002005323000060 & part of
 002005324000010

**Taxes estimated pending tax parcel split. Cedar County Treasurer/Assessor will determine final tax figures.*

FSA Data

Farm 5171, Tract 7817 & part of 7816
 FSA/Eff. Crop Acres: 54.60
 Corn Base Acres: 53.11*
 Corn PLC Yield: 172 Bu.
 Bean Base Acres: 1.03*
 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 92.90. See soil map for detail.

Land Description

Land topography is level.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water/Well Information

None.

Comments

This level Cedar County farm features excellent-quality, 92.90 CSR2 cropland and is located along a hard-surfaced road.

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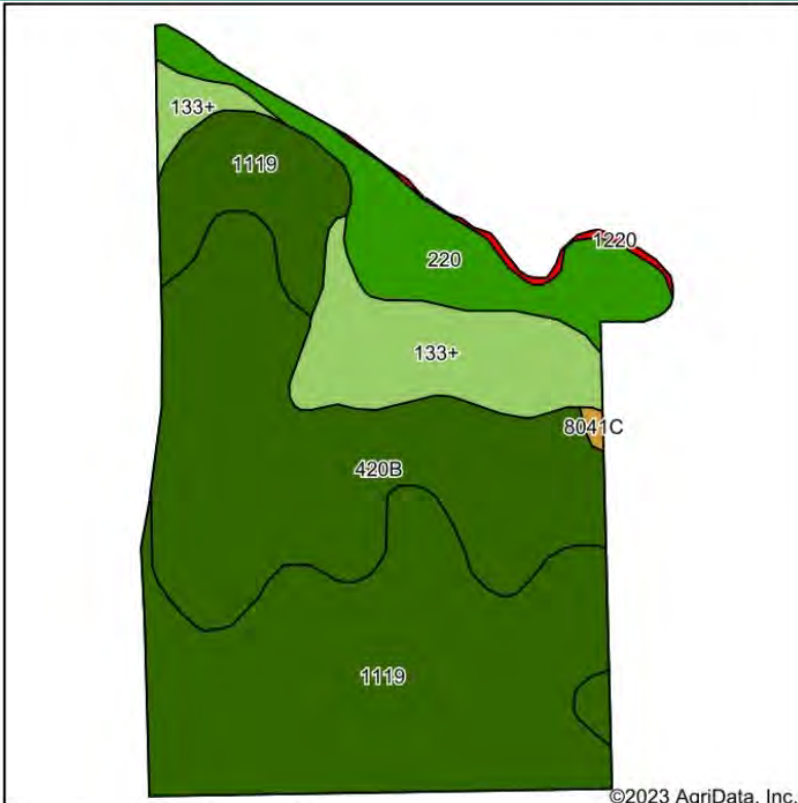
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State: **Iowa**
 County: **Cedar**
 Location: **32-81N-4W**
 Township: **Cass**
 Acres: **54.6**
 Date: **7/21/2023**



Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	
1119	Muscatine silty clay loam, terrace, 0 to 2 percent slopes	23.45	42.9%			lw	100	
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	17.96	32.9%			lle	95	
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	6.81	12.5%			llw	78	
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	5.90	10.8%			llw	82	
1220	Nodaway silt loam, shallow loess, 0 to 2 percent slopes, channeled, frequently flooded	0.35	0.6%			Vw	5	
8041C	Sparta loamy fine sand, terrace, 5 to 9 percent slopes	0.13	0.2%			lvs	33	
Weighted Average						1.59	*-	92.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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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