

Land For Sale

ACREAGE:

49.60 Acres, m/l

LOCATION:

Cedar County, IA



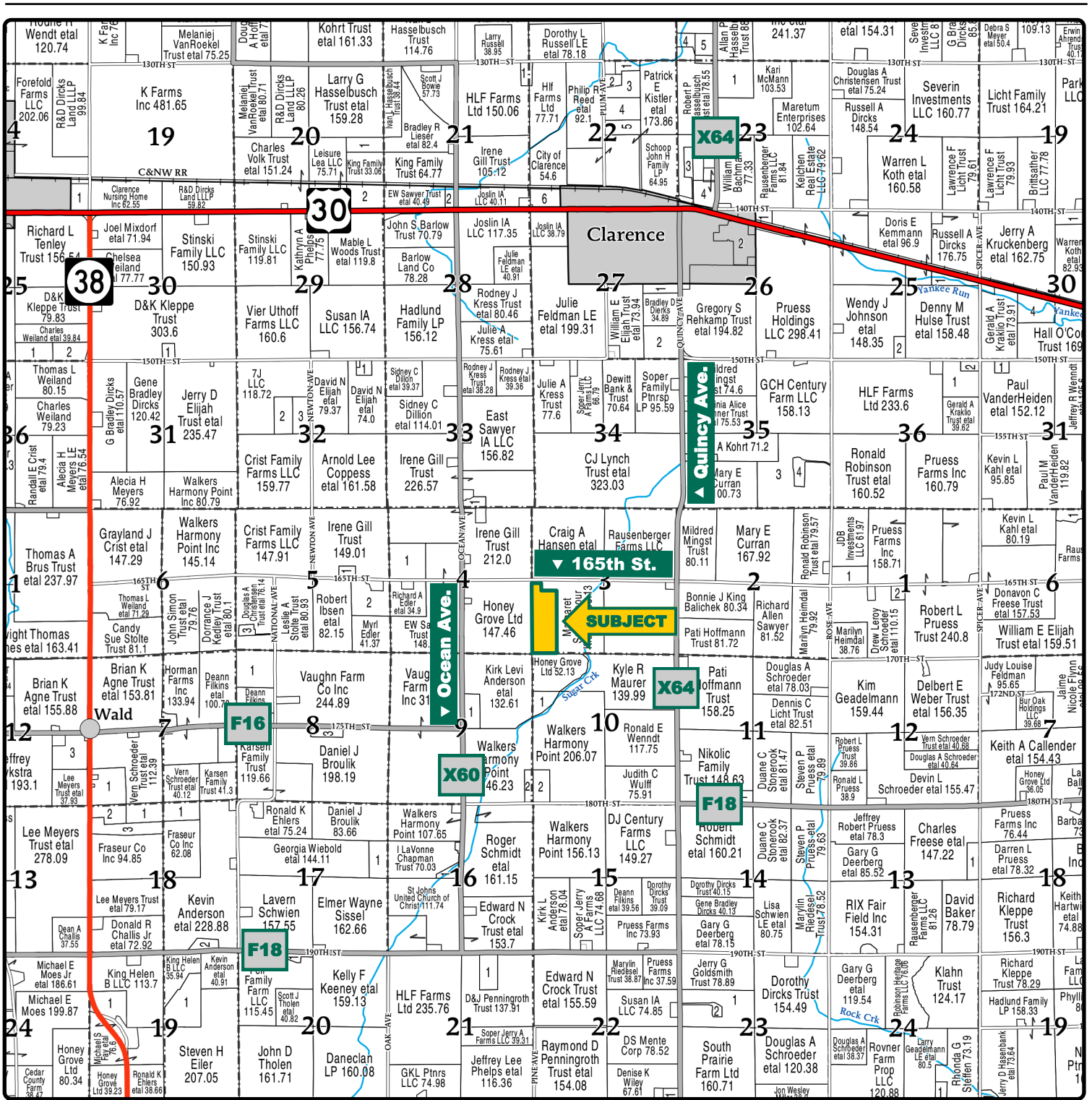
Property Key Features

- Located 2½ Miles South of Clarence, Iowa
- 47.90 FSA/Eff Crop Acres with an 85.00 CSR2
- Clean, High-Quality Farmland

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FSA/Eff. Crop Acres:	47.90
Corn Base Acres:	37.40
Bean Base Acres:	10.50
Soil Productivity:	85.00 CSR2

Property Information

49.60 Acres, m/l

Location

From Clarence: 2 miles south on Quincy Ave. and 1 mile west on 165th St. The property is on the south side of the road.

Legal Description

That part of the W½ of the SW¼ of Section 3, Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa. Updated abstract to govern.

Price & Terms

- \$741,520.00
- \$14,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Subject to 2023 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,854.00
Net Taxable Acres: 49.60
Tax per Net Taxable Acre: \$37.38
Tax Parcel ID #: 008007033000050 & 008007033000030

FSA Data

Farm 7306, Tract 7434
FSA/Eff. Crop Acres: 47.90
Corn Base Acres: 37.40
Corn PLC Yield: 190 Bu.
Bean Base Acres: 10.50
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Tama and Downs. CSR2 on the FSA/Eff. crop acres is 85.00. See soil map for detail.

Land Description

Land topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

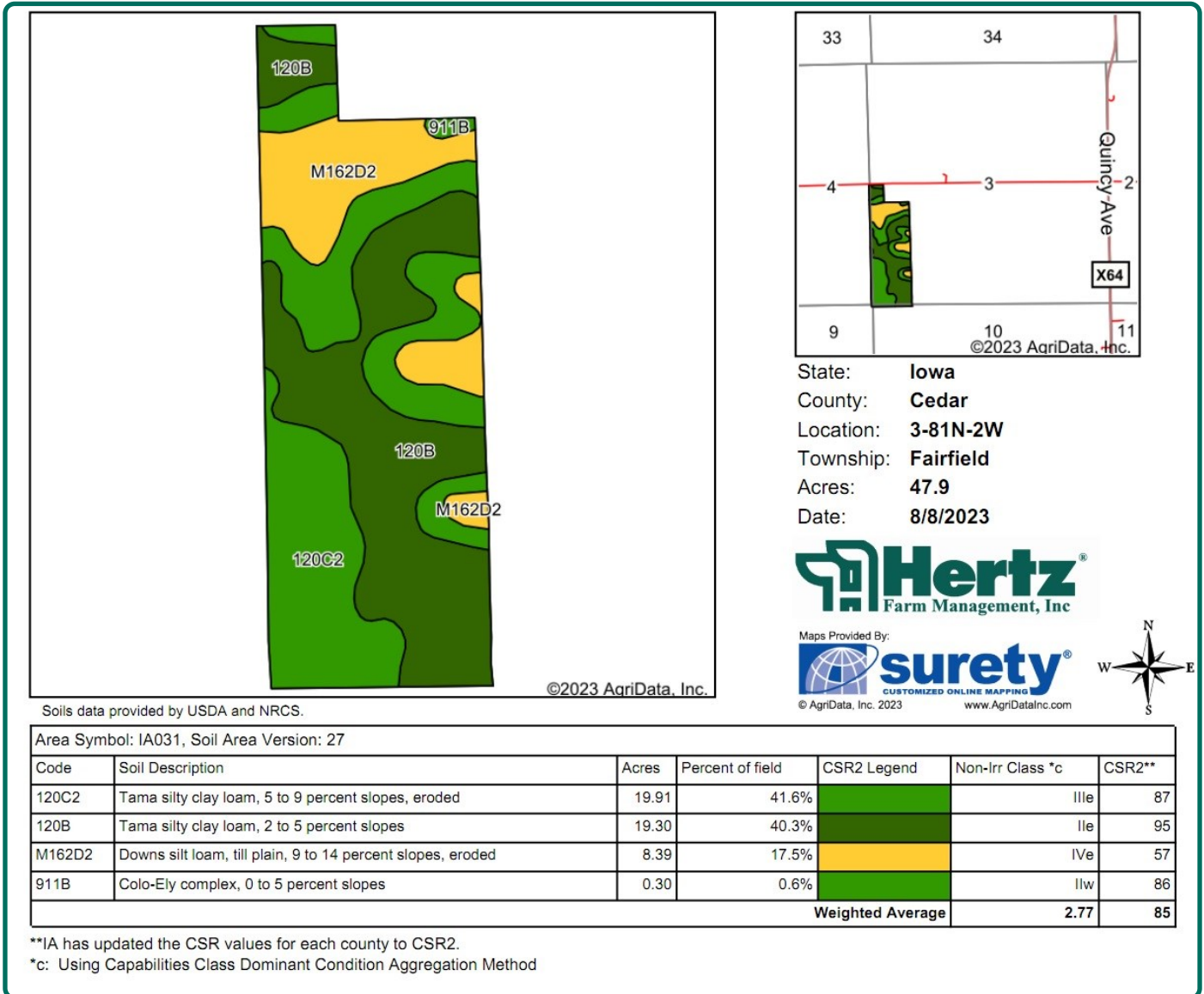
Water & Well Information

None.

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Survey

This farm will be surveyed before closing to determine exact boundaries.

Comments

High-quality, Cedar County farmland with productive Tama soils, located close to competitive grain markets.

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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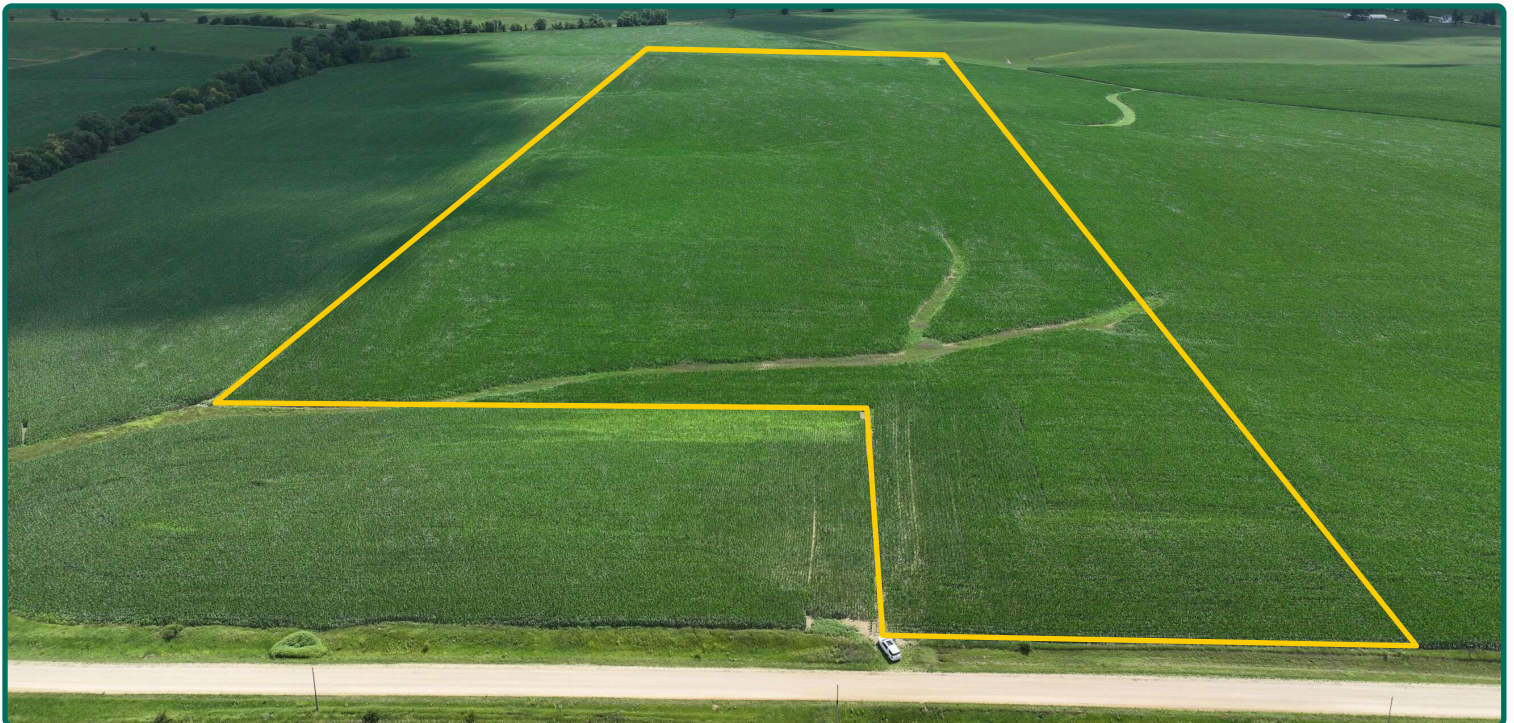
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