

Land For Sale

ACREAGE:

100.00 Acres, m/l

LOCATION:

Cedar County, IA



Property Key Features

- Located 6½ Miles Northwest of Tipton, Iowa
- 100.80 FSA/Eff. Crop Acres with an 85.10 CSR2
- Investment-Quality Cedar County Farm

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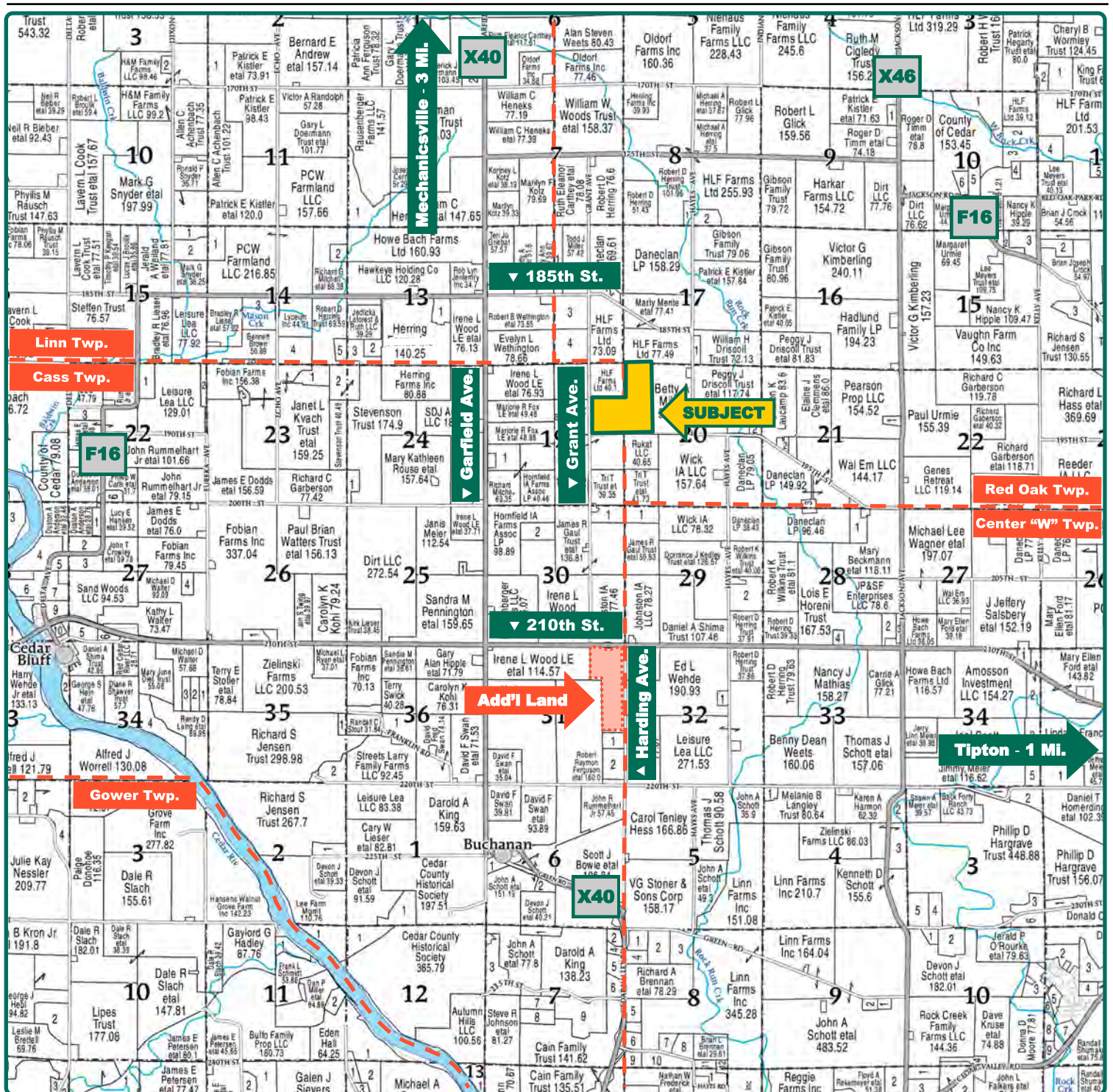
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FSA/Eff. Crop Acres:	100.80
Corn Base Acres:	54.50
Bean Base Acres:	46.30
Soil Productivity:	85.10 CSR2

Property Information

100.00 Acres, m/l

Location

From Tipton: 5 miles west on 210th St. and 1½ miles north on Grant Ave. The property is located on the east side of the road.

Legal Description

The West 60 Acres of the NW¼ of Section 20, and the SE¼ of the NE¼ of Section 19; all in Township 81 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$1,685,000.00~~ \$1,550,000.00
- ~~\$16,850/acre~~ \$15,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$3,522.00
Gross Acres: 100.00
Net Taxable Acres: 99.00
Tax per Net Taxable Acre: \$35.58
Tax Parcel ID #: 0020-06-19-200-004-0, 0280-06-20-100-004-0 & 0280-06-20-100-001-0

FSA Data

Farm 4069, Tract 602
FSA/Eff. Crop Acres: 100.80
Corn Base Acres: 54.50
Corn PLC Yield: 189 Bu.
Bean Base Acres: 46.30
Bean PLC Yield: 56 Bu.

Soil Types/Productivity

Primary soils are Franklin, Tama and Garwin. CSR2 on the FSA/Eff. crop acres is 85.10. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Investment-quality farm!

Additional Land for Sale

Seller has an additional tract of land for sale located south of this property. See Additional Land Aerial Photo.

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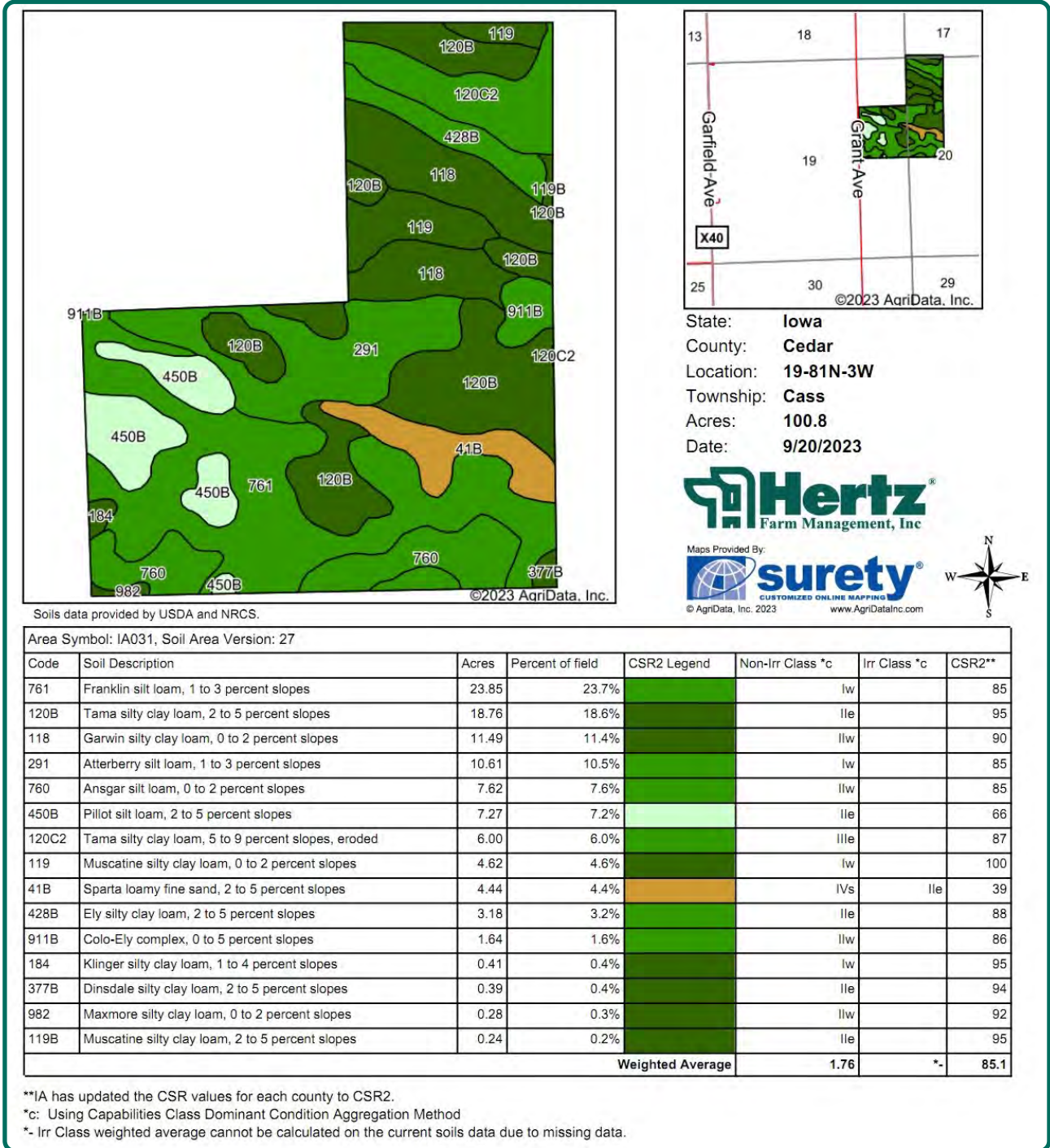
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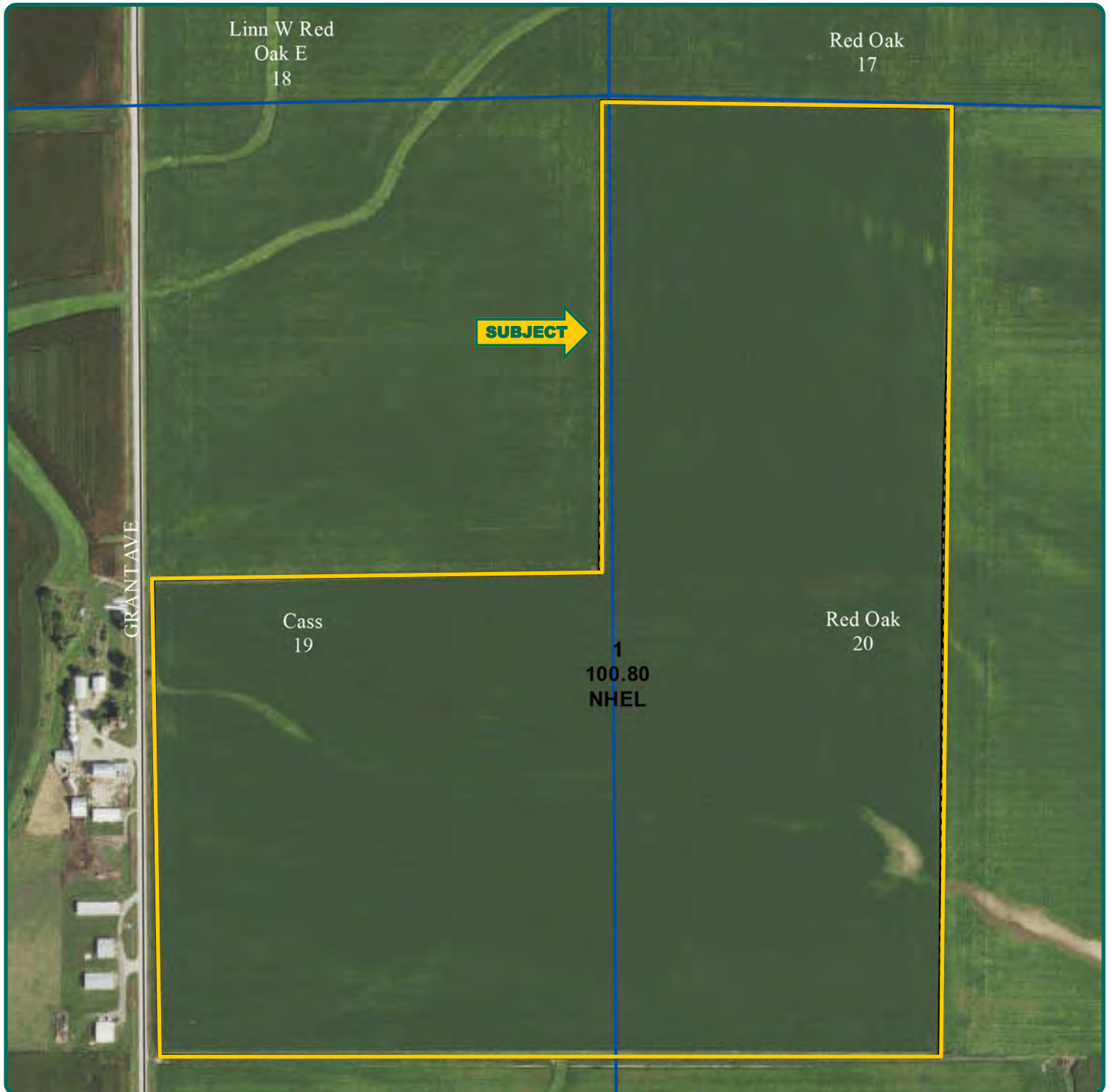
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The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. 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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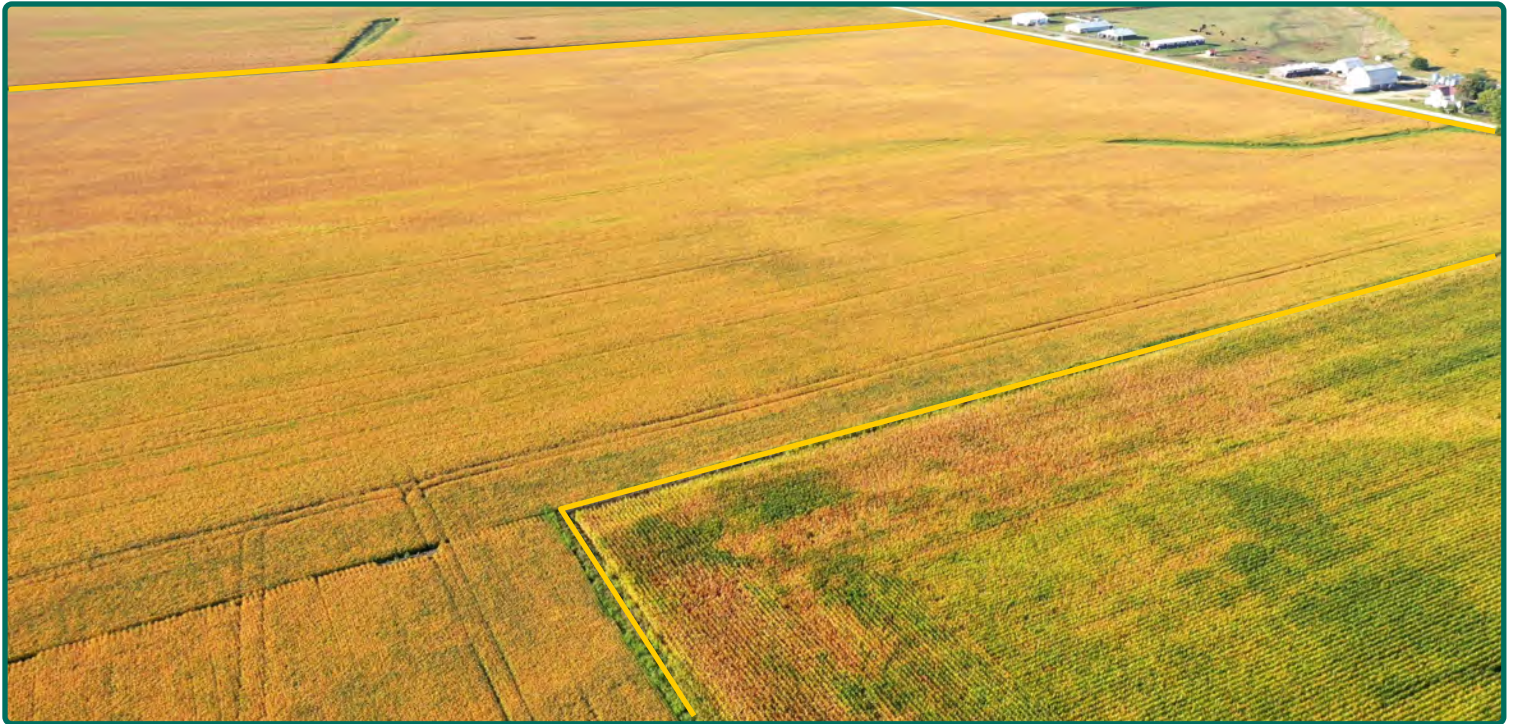
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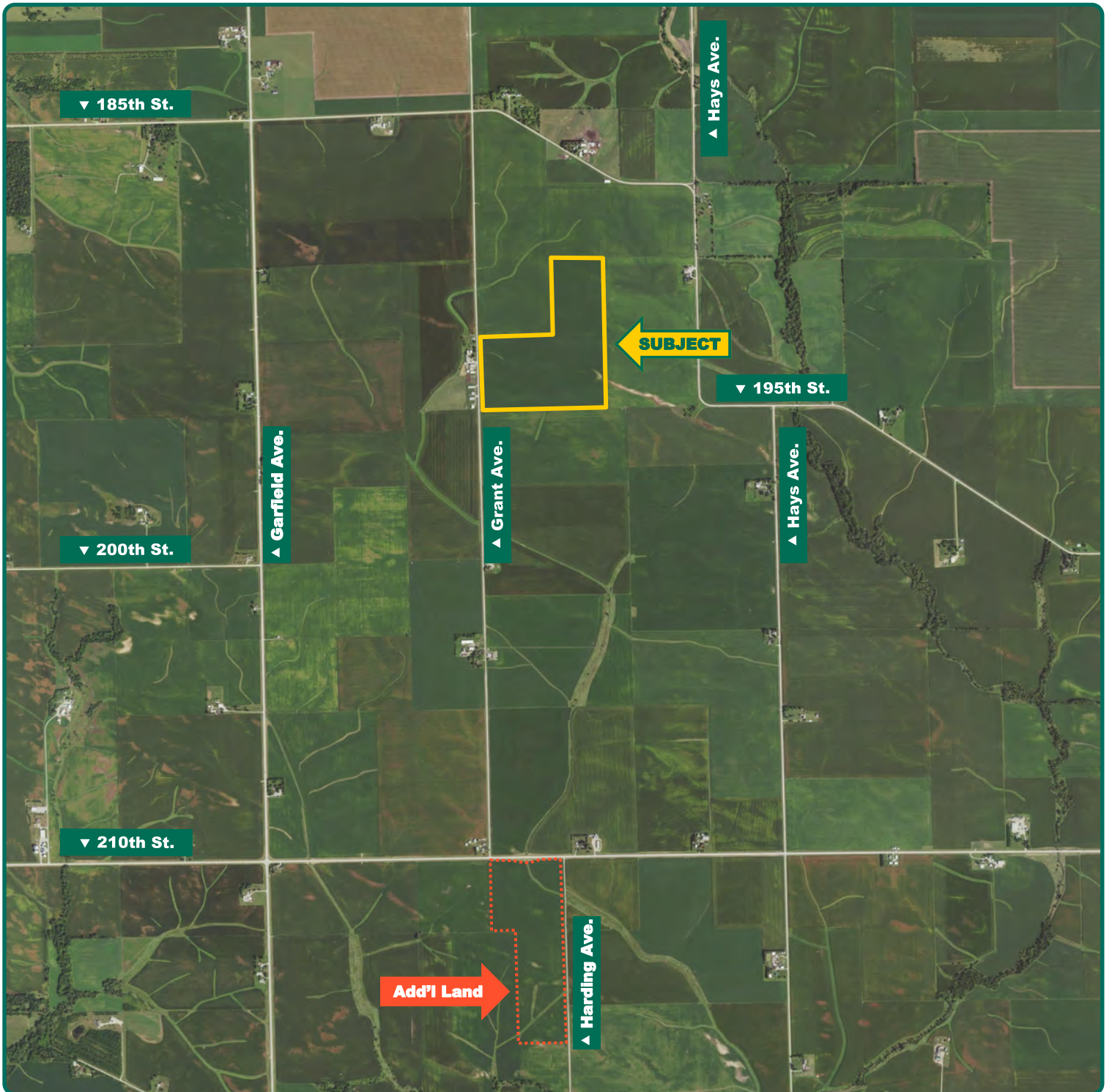
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Additional Land Aerial Photo



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