

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Cedar County, IA



Property Key Features

- Located 4¾ Miles West of Tipton, Iowa
- 74.60 FSA/Eff. Crop Acres with a 78.70 CSR2
- A Great Farm on a Hard-Surfaced Road

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102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314

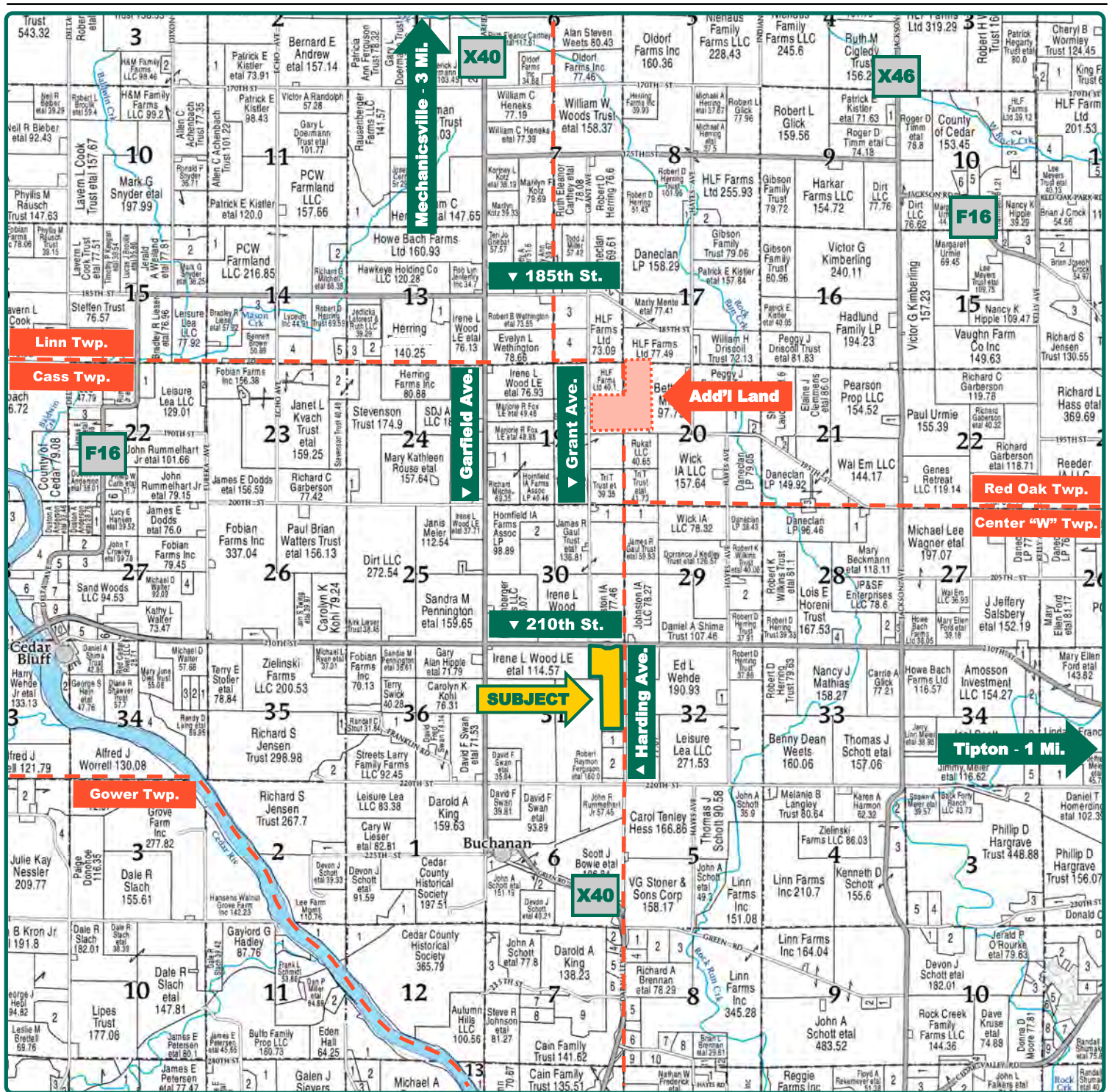
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FSA/Eff. Crop Acres:	74.60
Corn Base Acres:	67.50
Bean Base Acres:	7.10
Soil Productivity:	78.70 CSR2

Property Information

80.00 Acres, m/l

Location

From Tipton: 4¾ miles west on 210th St. The property is located on the south side of the road.

Legal Description

The NE¼ of the NE¼, the N½ of the E½ of the NE¼ of the SE¼, and the E½ of the SE¼ of the NE¼ of Section 31, all in Township 81 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

PRICE REDUCED!

- ~~\$1,192,000.00~~ \$1,000,000.00
- ~~\$14,900/acre~~ \$12,500/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: \$2,484.00

Gross Acres: 80.00

Net Taxable Acres: 75.71

Tax per Net Taxable Acre: \$32.81

Tax Parcel ID #: 0020-06-31-200-002-0 & 0020-06-31-200-005-0

FSA Data

Farm 4069, Tract 600

FSA/Eff. Crop Acres: 74.60

Corn Base Acres: 67.50

Corn PLC Yield: 189 Bu.

Bean Base Acres: 7.10

Bean PLC Yield: 56 Bu.

Soil Types/Productivity

Primary soils are Dinsdale, Franklin and Klinger. CSR2 on the FSA/Eff. crop acres is 78.70. 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

A great add-on farm!

Additional Land for Sale

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

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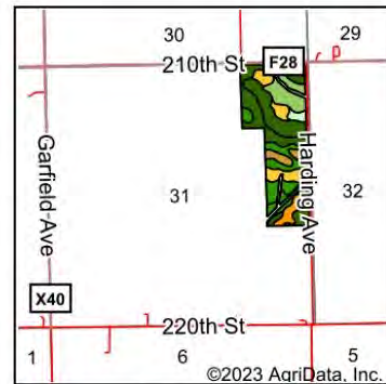
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State: **Iowa**
 County: **Cedar**
 Location: **31-81N-3W**
 Township: **Cass**
 Acres: **74.6**
 Date: **9/20/2023**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	14.59	19.6%		Ile		94
761	Franklin silt loam, 1 to 3 percent slopes	12.65	17.0%		Iw		85
184	Klinger silty clay loam, 1 to 4 percent slopes	12.35	16.6%		Iw		95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	9.65	12.9%		IIw		78
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.81	11.8%		IIIle		50
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	4.03	5.4%		IIIle		45
83B	Kenyon loam, 2 to 5 percent slopes	3.41	4.6%		Ile		90
911B	Colo-Ely complex, 0 to 5 percent slopes	3.34	4.5%		IIw		86
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.31	3.1%		IVs	Ile	39
450B	Pillot silt loam, 2 to 5 percent slopes	1.66	2.2%		Ile		66
122	Sperry silt loam, depressional, 0 to 1 percent slopes	1.47	2.0%		IIIw		36
982	Maxmore silty clay loam, 0 to 2 percent slopes	0.33	0.4%		IIw		92
Weighted Average					1.92	*-	78.7

**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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Additional Land Aerial Photo



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