

Land For Sale

ACREAGE:

20.00 Acres, m/l

LOCATION:

Cedar County, IA

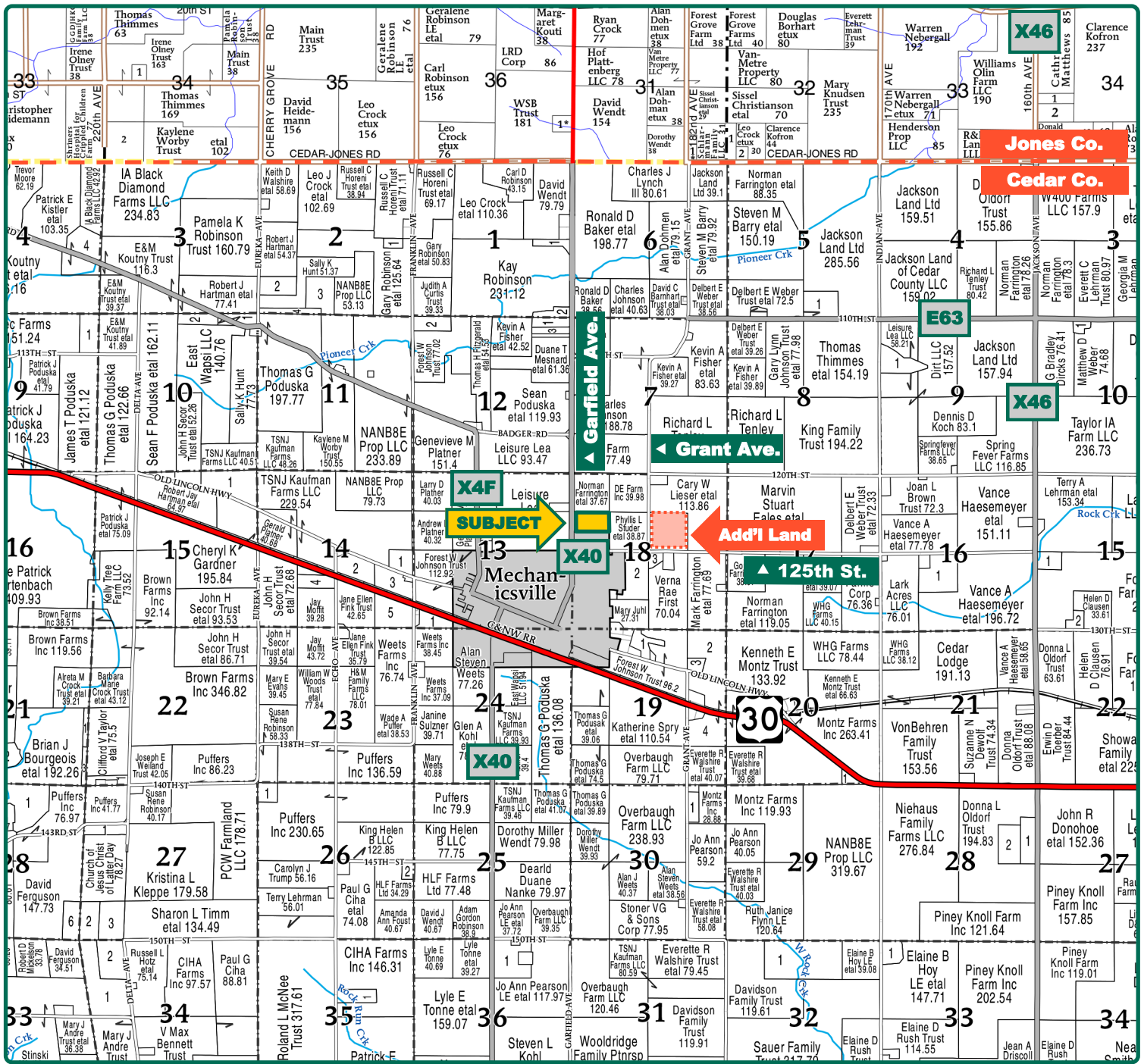


Property Key Features

- Located Just North of Mechanicsville, Iowa
- 19.34 FSA/Eff. Crop Acres with a 91.50 CSR2
- Excellent-Quality Cropland on a Hard-Surfaced Road

Troy Louwagie, ALC
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FSA/Eff. Crop Acres:	19.34
Corn Base Acres:	19.34
Soil Productivity:	91.50 CSR2

Property Information

20.00 Acres, m/l

Location

From Mechanicsville: North on Garfield Ave. The property is on the east side of the road.

Legal Description

The N½ of the SW¼ of the NW¼ of Section 18, Township 82 North, Range 3, West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$359,000.00
- \$17,950/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: \$772.00
Gross Acres: 20.00
Exempt Road ROW Acres: 0.76
Net Taxable Acres: 19.24
Tax per Net Taxable Acre: \$40.12
Tax Parcel ID #: 014002181000030

FSA Data

Farm 7584, Tract 10298
FSA/Eff. Crop Acres: 19.34
Corn Base Acres: 19.34
Corn PLC Yield: 167 Bu.

Soil Types/Productivity

Primary soils are Dinsdale, Klingmore and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 91.50. 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

This is a high-quality Cedar County farm with a 91.50 CSR2 located on the north side of Mechanicsville, Iowa, along a hard-surfaced road.

Additional Land for Sale

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

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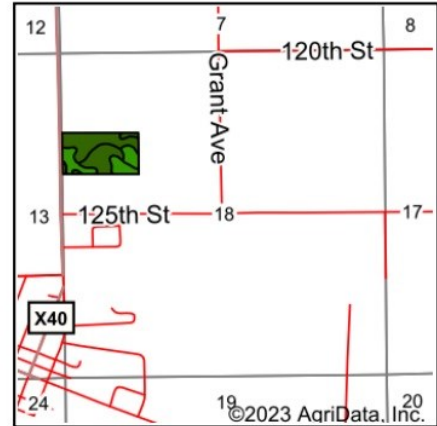
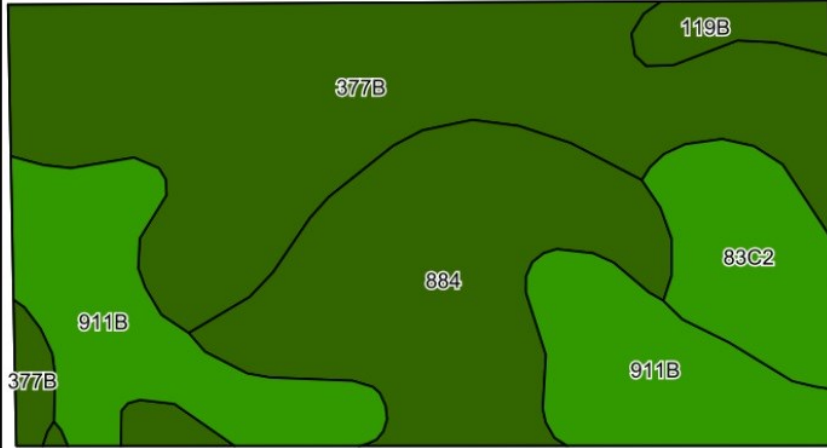
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State: **Iowa**
 County: **Cedar**
 Location: **18-82N-3W**
 Township: **Fremont**
 Acres: **19.34**
 Date: **10/17/2023**



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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	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.61	39.3%		Ile	94
884	Klingmore silty clay loam, 1 to 3 percent slopes	4.85	25.1%		Iw	95
911B	Colo-Ely complex, 0 to 5 percent slopes	4.64	24.0%		Iiw	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	1.73	8.9%		IIIe	84
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.51	2.6%		Ile	95
Weighted Average					1.84	91.5

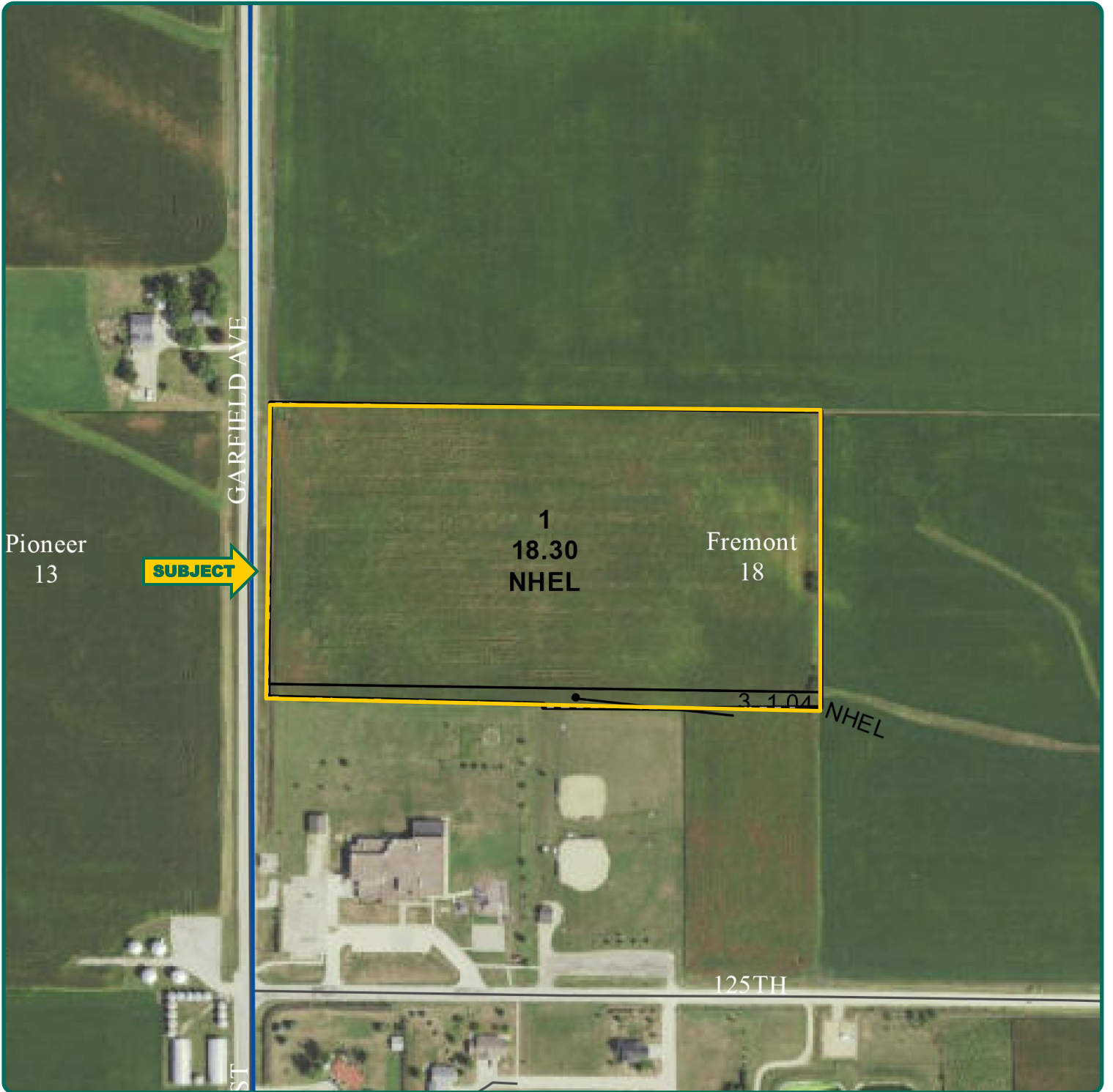
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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.

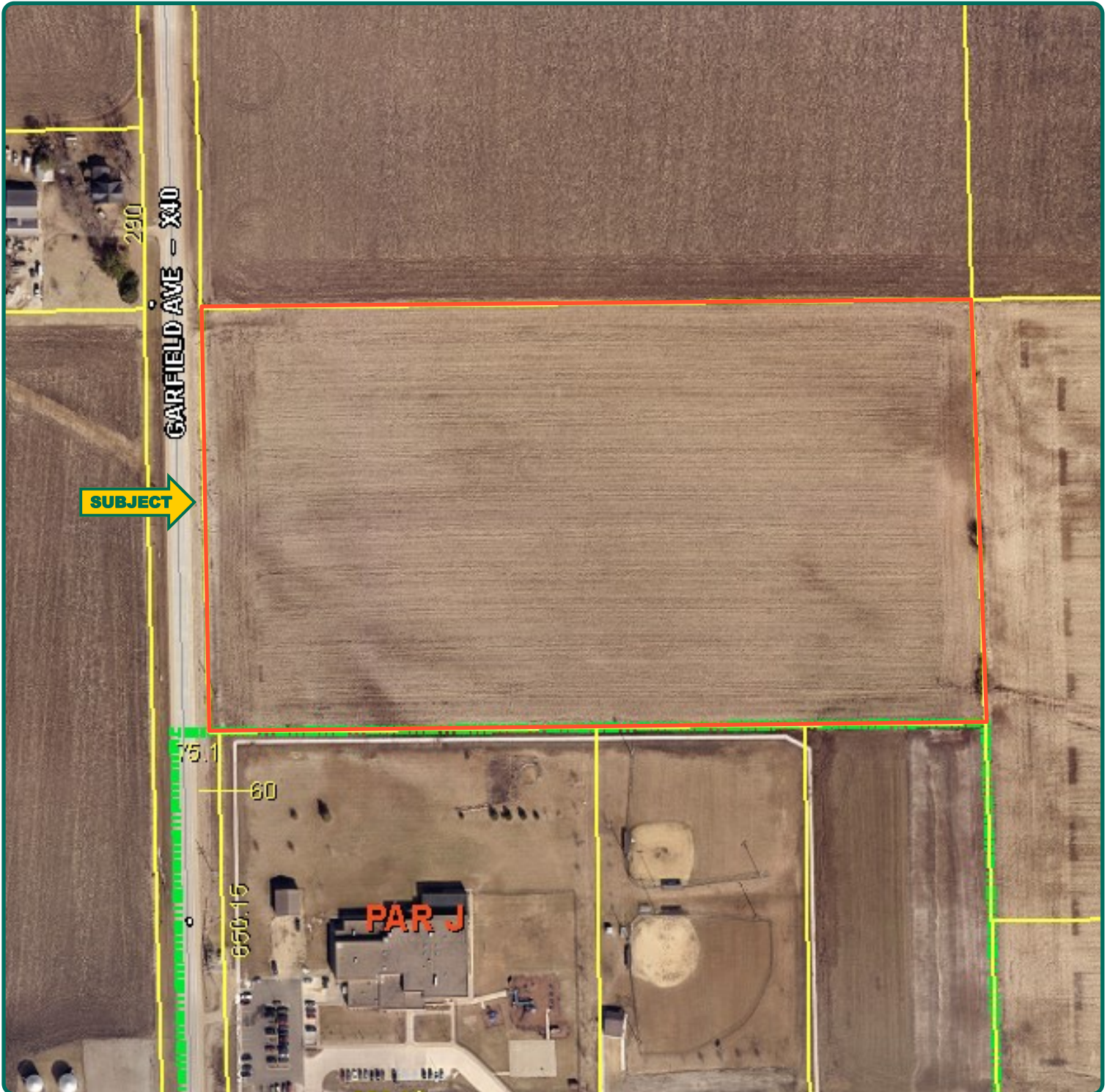
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Additional Land Aerial Photo



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