

# Land For Sale

**ACREAGE:**

**39.61 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



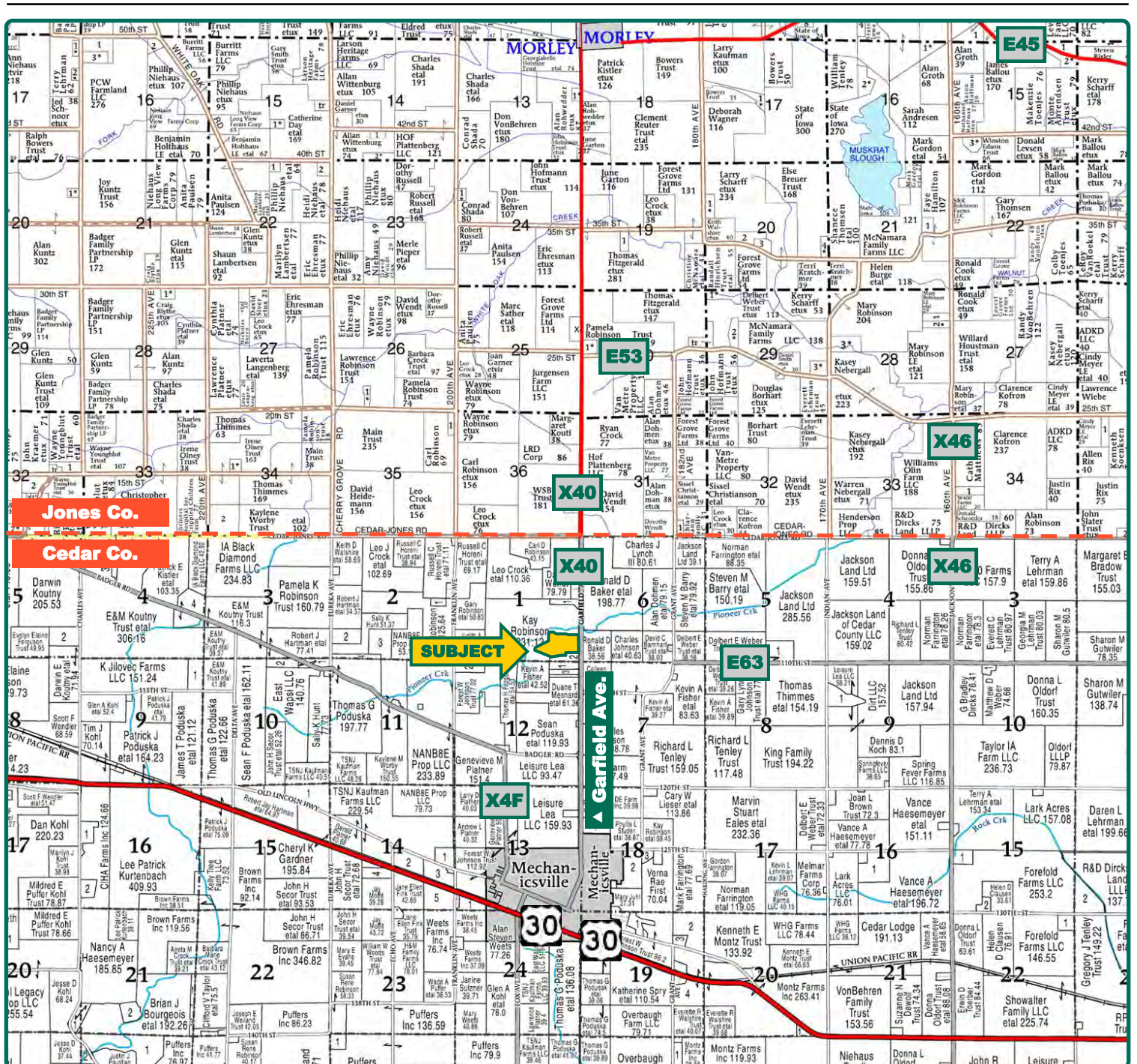
## Property *Key Features*

- Located 1½ Miles North of Mechanicsville, Iowa
- 36.85 FSA/Eff. Crop Acres with a 55.70 CSR2
- A Productive Farm Along a Hard-Surfaced Road

**Troy Louwagie, ALC**  
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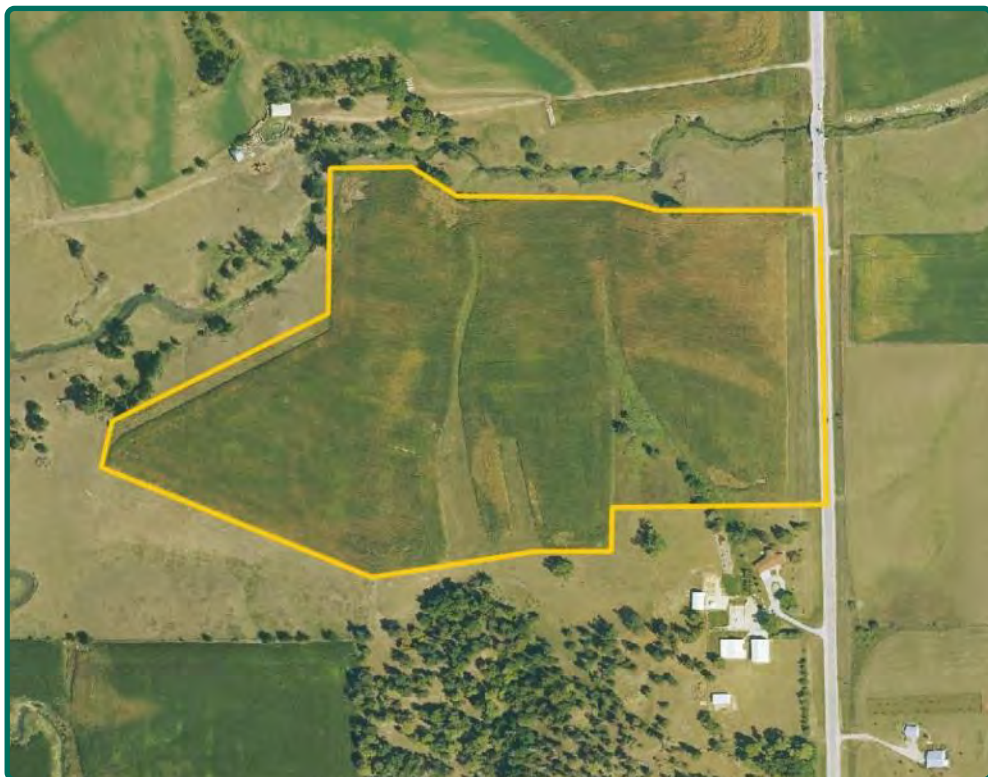


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**FSA/Eff. Crop Acres:** 36.85  
**Corn Base Acres:** 21.72\*  
**Bean Base Acres:** 2.21\*  
**Soil Productivity:** 55.70 CSR2

*\*Acres are estimated.*

## Property Information

### 39.61 Acres, m/l

### Location

**From Mechanicsville:** 1½ miles north on Garfield Ave. The property is on the west side of the road.

### Legal Description

That part of the SE¼ of Section 1, Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa, described as Auditor's Parcel "F" and containing 39.61 acres. Updated abstract to govern.

### Price & Terms

#### PRICE REDUCED!

- ~~\$376,295.00~~ \$336,685.00
- ~~\$9,500/acre~~ \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$833.00\*  
Surveyed Acres: 39.61  
Net Taxable Acres: 38.24  
Tax per Net Taxable Acre: \$21.78\*  
Tax Parcel ID #: 0250-01-01-400-025-0  
*\*Taxes estimated due to recent survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm 7584, Tract 9800  
FSA/Eff. Crop Acres: 36.85  
Corn Base Acres: 21.27\*  
Corn PLC Yield: 162 Bu.  
Bean Base Acres: 2.21\*  
Bean PLC Yield: 50 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

### Soil Types/Productivity

Primary soils are Fayette and Atterberry. CSR2 on the FSA/Eff. crop acres is 55.70. See soil map for detail.

### Land Description

Topography is gently rolling.

### Drainage

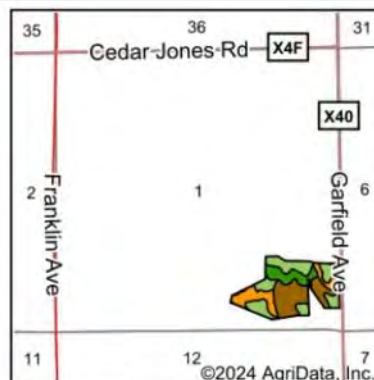
Drainage is natural.

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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Cedar**  
Location: **1-82N-4W**  
Township: **Pioneer**  
Acres: **36.85**  
Date: **1/4/2024**



Maps Provided By:  
  
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Area Symbol: IA031, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
P163E3	Fayette silty clay loam, paha, 14 to 18 percent slopes, severely eroded	10.95	29.7%		Vle	28
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	8.52	23.1%		IIle	75
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	8.15	22.1%		IIle	47
1291	Atterberry silt loam, terrace, 0 to 2 percent slopes	4.82	13.1%		IW	80
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.29	11.6%		IIW	78
P163E2	Fayette silt loam, paha, 14 to 18 percent slopes, eroded	0.12	0.3%		IVe	35
Weighted Average					3.52	55.7

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a productive farm located along a hard-surfaced road.

*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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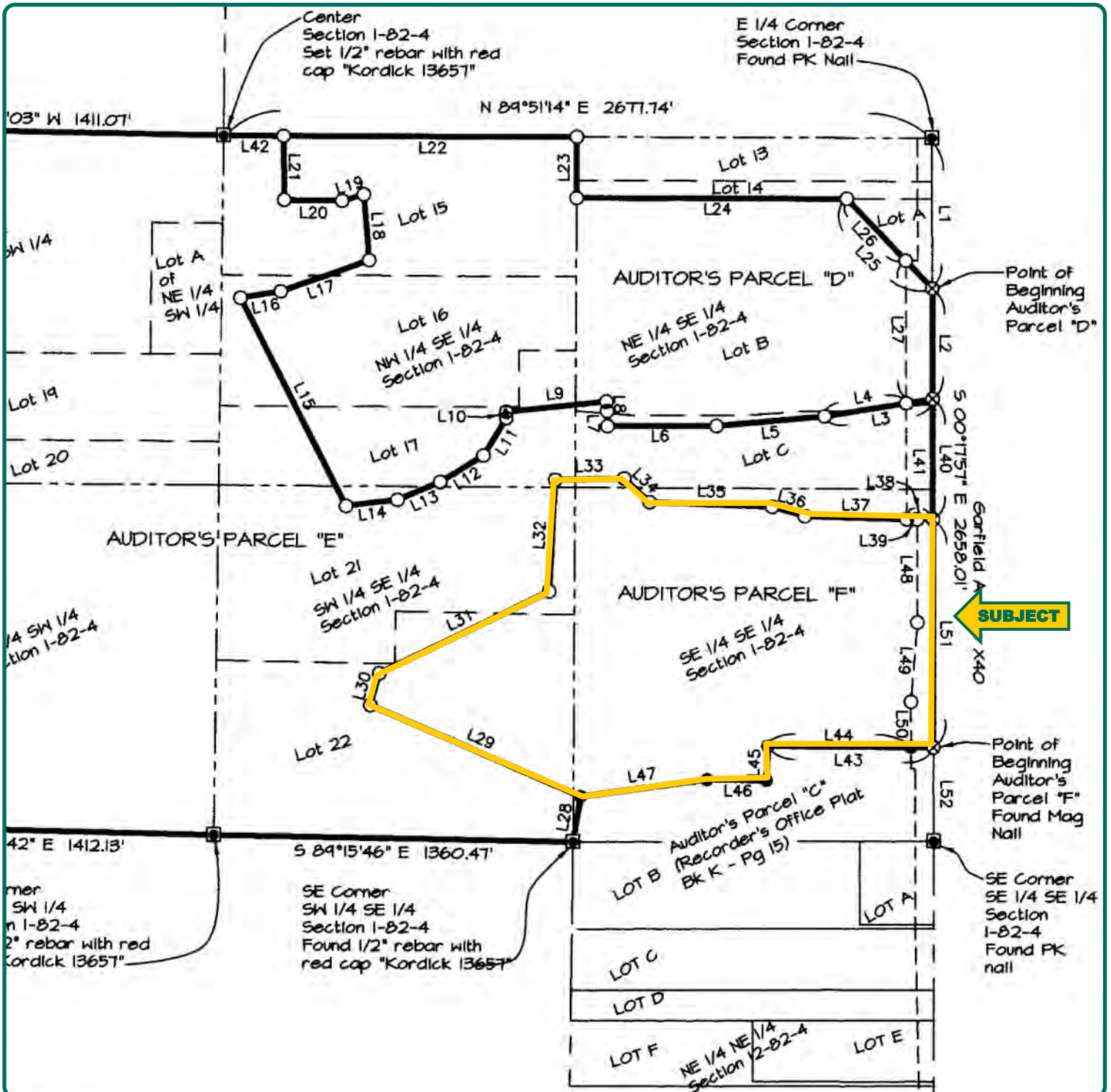












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