

Land For Sale

ACREAGE:

53.53 Acres, m/l

LOCATION:

Cedar County, IA

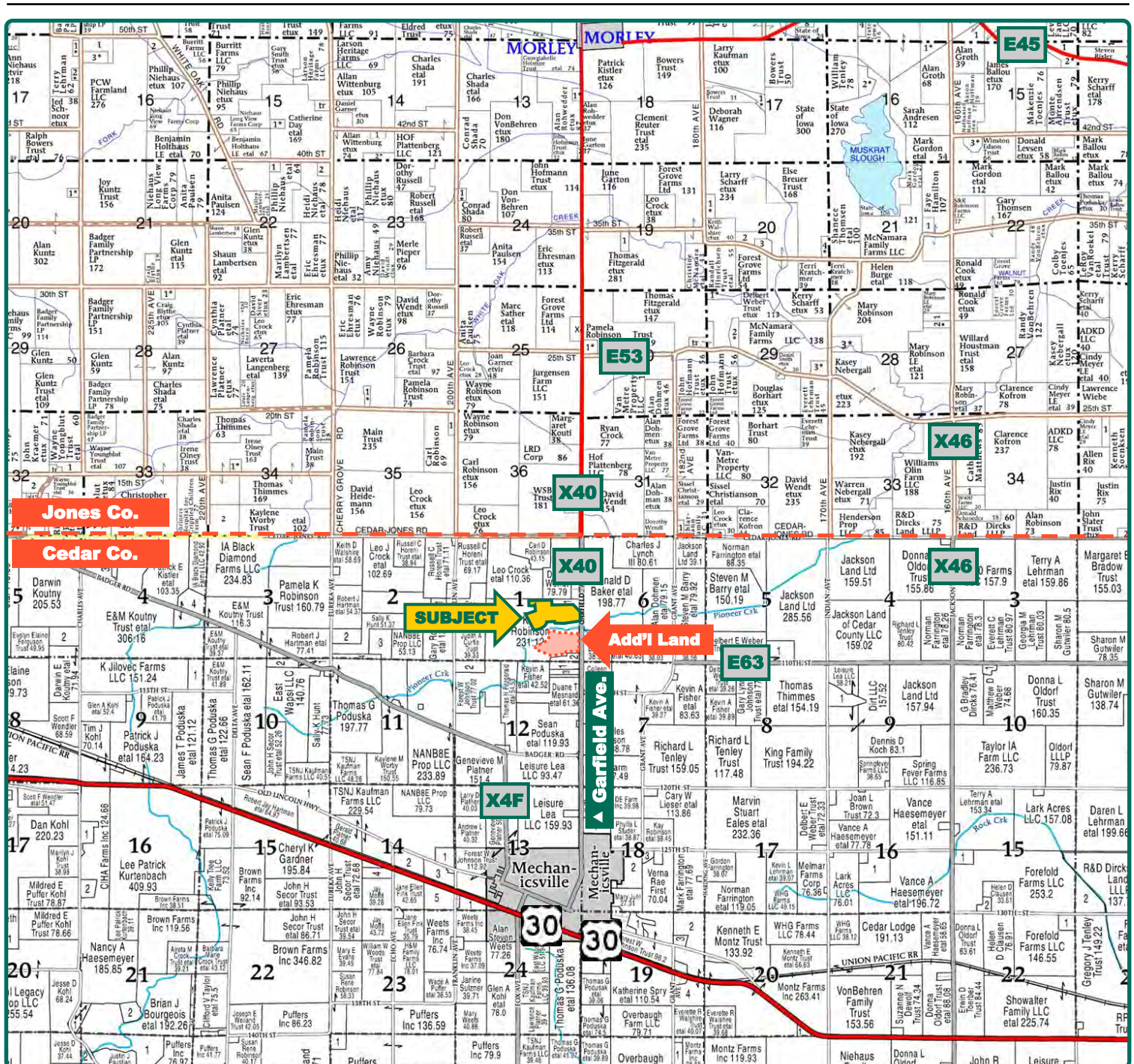


Property *Key Features*

- Located 2 Miles North of Mechanicsville, Iowa
- 48.02 Est. FSA/Eff. Crop Acres with a 50.90 CSR2
- Nice Cropland Located Along a Hard-Surfaced Road

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FSA/Eff. Crop Acres: 48.02*
Corn Base Acres: 27.72*
Bean Base Acres: 2.88*
Soil Productivity: 50.90 CSR2

**Acres are estimated.*

Property Information

53.53 Acres, m/l

Location

From Mechanicsville: 2 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 "X" and containing 53.53 acres. Updated abstract to govern.

Price & Terms

- \$468,387.50
- \$8,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2023 - 2024: \$1,237.00*
 Surveyed Acres: 53.53
 Net Taxable Acres: 52.43
 Tax per Net Taxable Acre: \$23.59*
 Tax Parcel ID #s: 025001014000080, and part of 025001014000010, 025001014000020, 025001014000030 025001014000090 & 025001014000040
**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: 48.02*
 Corn Base Acres: 27.72*
 Corn PLC Yield: 162 Bu.
 Bean Base Acres: 2.88*
 Bean PLC Yield: 50 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soil is Fayette. CSR2 on the estimated FSA/Eff. crop acres is 50.90. See soil map for detail.

Land Description

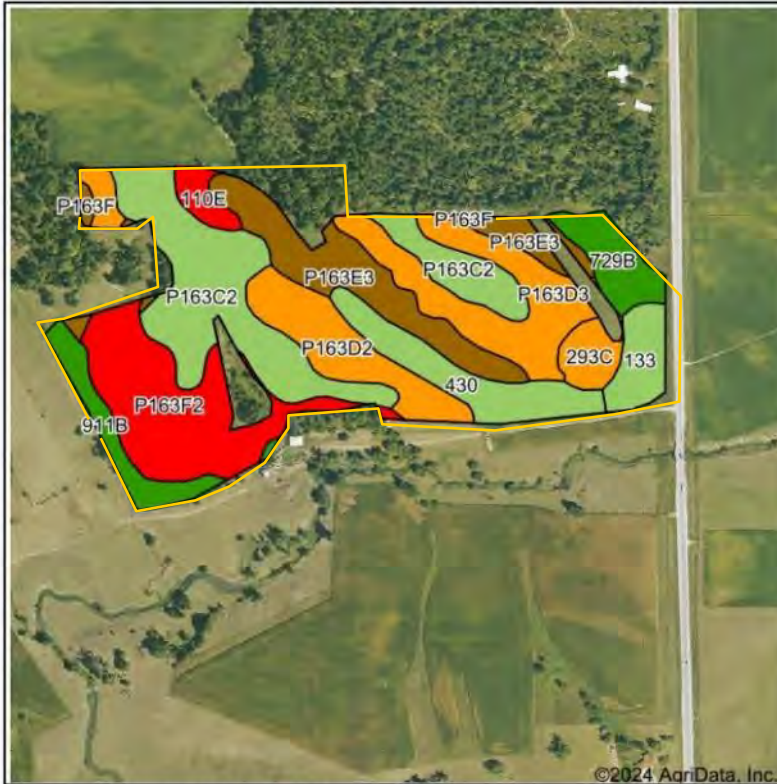
Topography is gently rolling to rolling.

Drainage

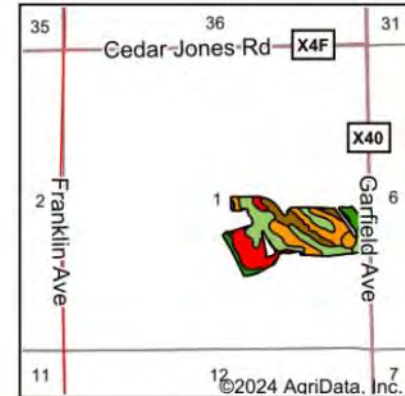
Drainage is natural.

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Soils data provided by USDA and NRCS.



State: Iowa
County: Cedar
Location: 1-82N-4W
Township: Pioneer
Acres: 48.02
Date: 1/3/2024



Maps Provided By:



Area Symbol: IA031, Soil Area Version: 28

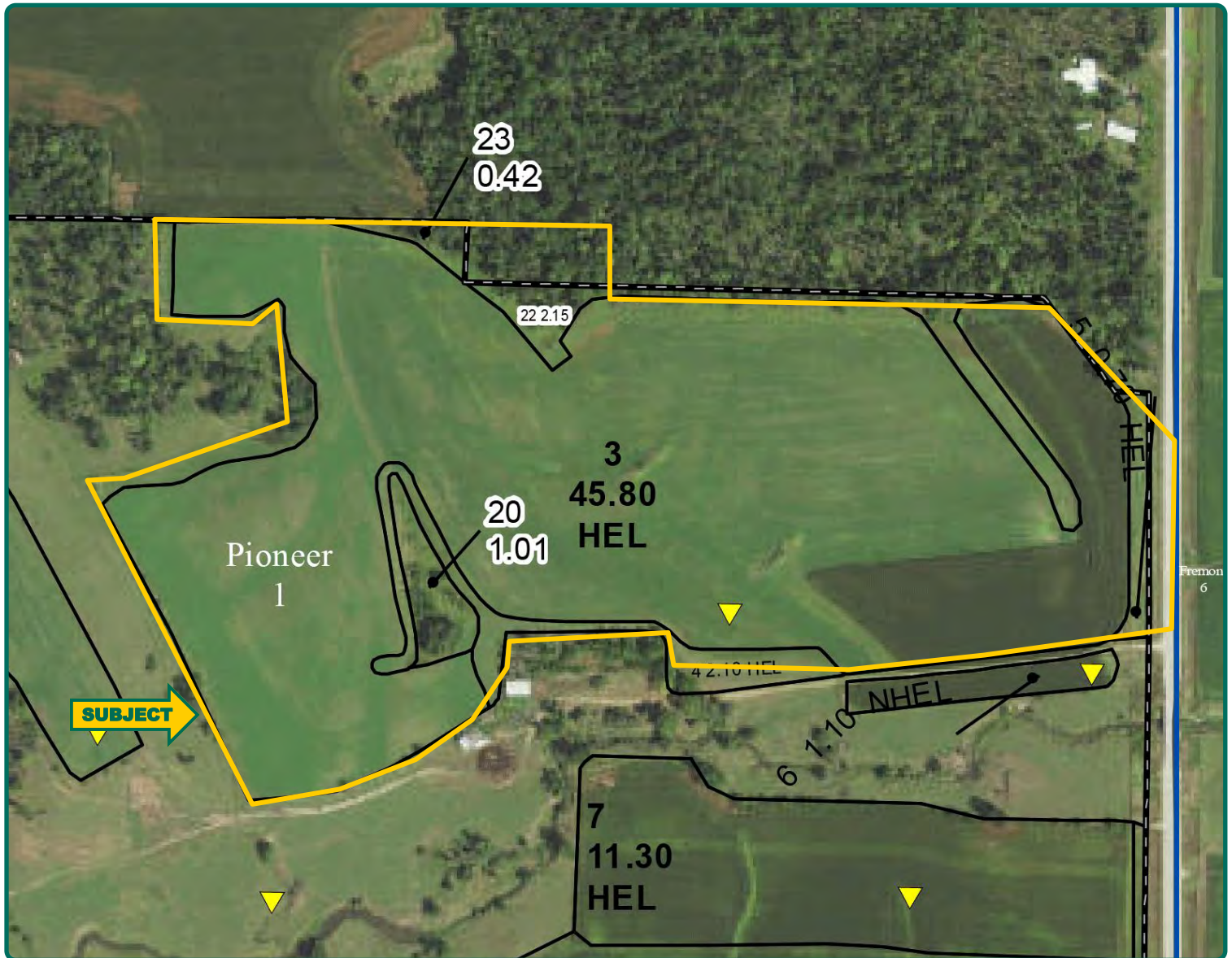
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
P163C2	Fayette silt loam, paha, 5 to 9 percent slopes, eroded	10.69	22.3%		IIIe	75
P163F2	Fayette silt loam, paha, 18 to 25 percent slopes, eroded	7.75	16.1%		VIe	19
P163E3	Fayette silty clay loam, paha, 14 to 18 percent slopes, severely eroded	6.10	12.7%		VIe	28
P163D3	Fayette silty clay loam, paha, 9 to 14 percent slopes, severely eroded	5.91	12.3%		IVe	40
P163D2	Fayette silt loam, paha, 9 to 14 percent slopes, eroded	4.84	10.1%		IIIe	47
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	3.74	7.8%		IIw	70
911B	Colo-Ely complex, 0 to 5 percent slopes	2.21	4.6%		IIw	86
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	2.17	4.5%		IIw	80
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	1.87	3.9%		IIw	78
293C	Fayette-Chelsea-Tell complex, 5 to 9 percent slopes	1.31	2.7%		IIIe	48
110E	Lamont fine sandy loam, 9 to 18 percent slopes	0.92	1.9%		VIe	16
P163F	Fayette silt loam, paha, 18 to 25 percent slopes	0.51	1.1%		VIe	22
Weighted Average					3.87	50.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a nice Cedar County farm located on a hard-surfaced road.

Additional Land for Sale

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

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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