

# Land For Sale

#### ACREAGE:

53.53 Acres, m/l

#### **Cedar County, IA**

**LOCATION:** 



#### **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

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag



## Plat Map

#### Pioneer Township, Cedar County, IA

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# **Aerial Photo**

53.53 Acres, m/l



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 SE<sup>1</sup>⁄<sub>4</sub> 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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# 48.02 Est. FSA/Eff. Crop Acres

36 31 35 Cedar-Jones-Rd-X4F X40 Pranklin-Ave าดธ 163E 201 P163C2 P166E3 63C2 163D 2930 133 11 1202024 AgriData. P163F2 State: lowa County: Cedar Location: 1-82N-4W Township: Pioneer 48.02 Acres: 1/3/2024 Date: sure 24 AgriData, In Soils data provided by USDA and NRCS. 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% Ille 75 P163F2 7.75 19 Fayette silt loam, paha, 18 to 25 percent slopes, eroded 16.1% Vle P163E3 Fayette silty clay loam, paha, 14 to 18 percent slopes, severely eroded 6.10 12.7% Vle 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% Ille 47 430 Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded 3.74 7.8% 70 llw 911B Colo-Ely complex, 0 to 5 percent slopes 2.21 4.6% llw 86 80 729B Ackmore-Nodaway complex, 2 to 5 percent slopes 2.17 4.5% llw 133 1.87 3.9% 78 Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded llw 293C 1.31 2.7% Ille 48 Fayette-Chelsea-Tell complex, 5 to 9 percent slopes

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Lamont fine sandy loam, 9 to 18 percent slopes

Fayette silt loam, paha, 18 to 25 percent slopes

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110E

P163F

**319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag** 

0.92

0.51

1.9%

1.1%

Weighted Average

Vle

Vle

3.87

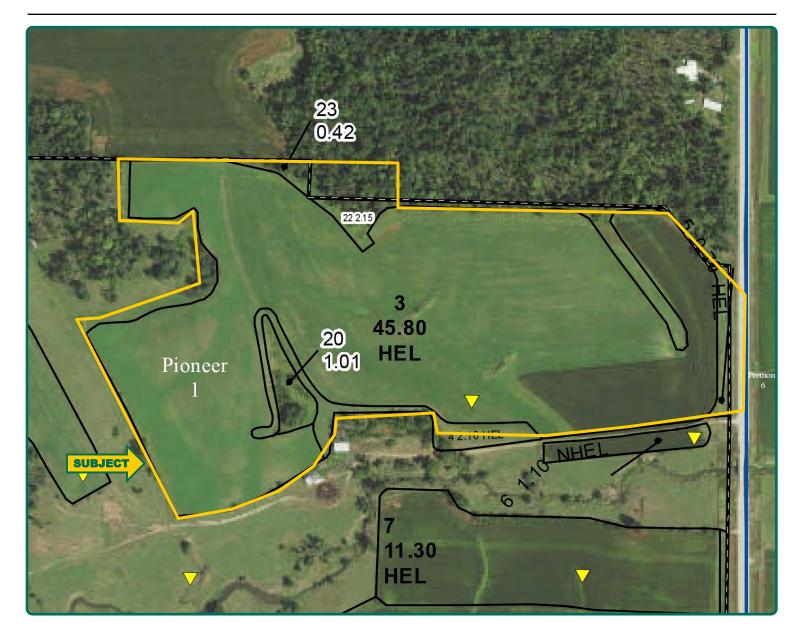
16

22

50.9







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**

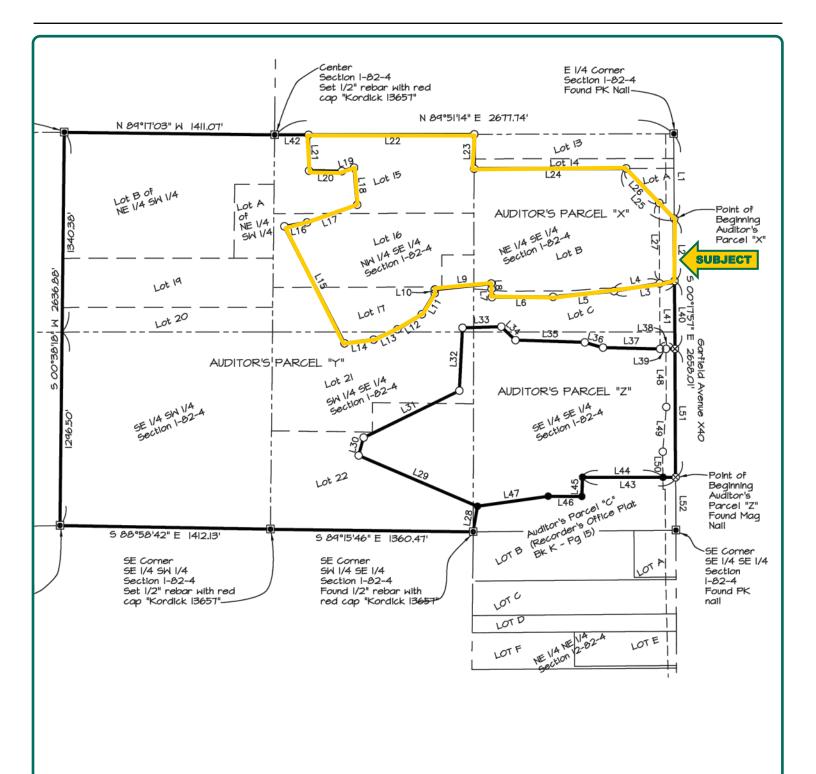
Seller has an additional tract of land for sale located south of this property. See Additional Land Aerial Photo. The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless 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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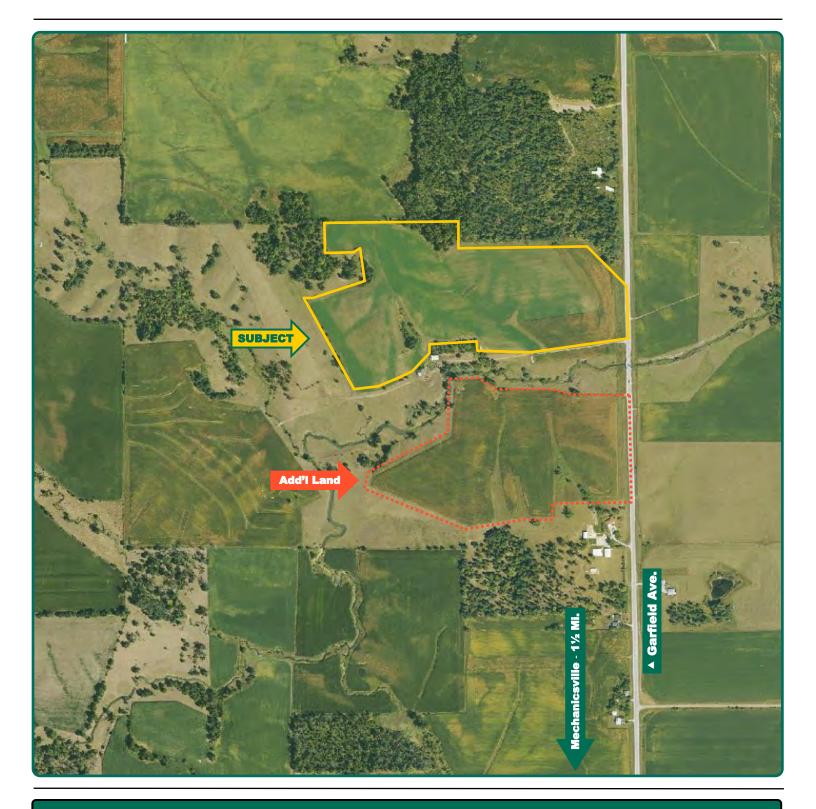
### Property Photos



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## Additional Land Aerial Photo



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