

Land For Sale

ACREAGE:

115.67 Acres, m/l

LOCATION:

Cedar County, IA

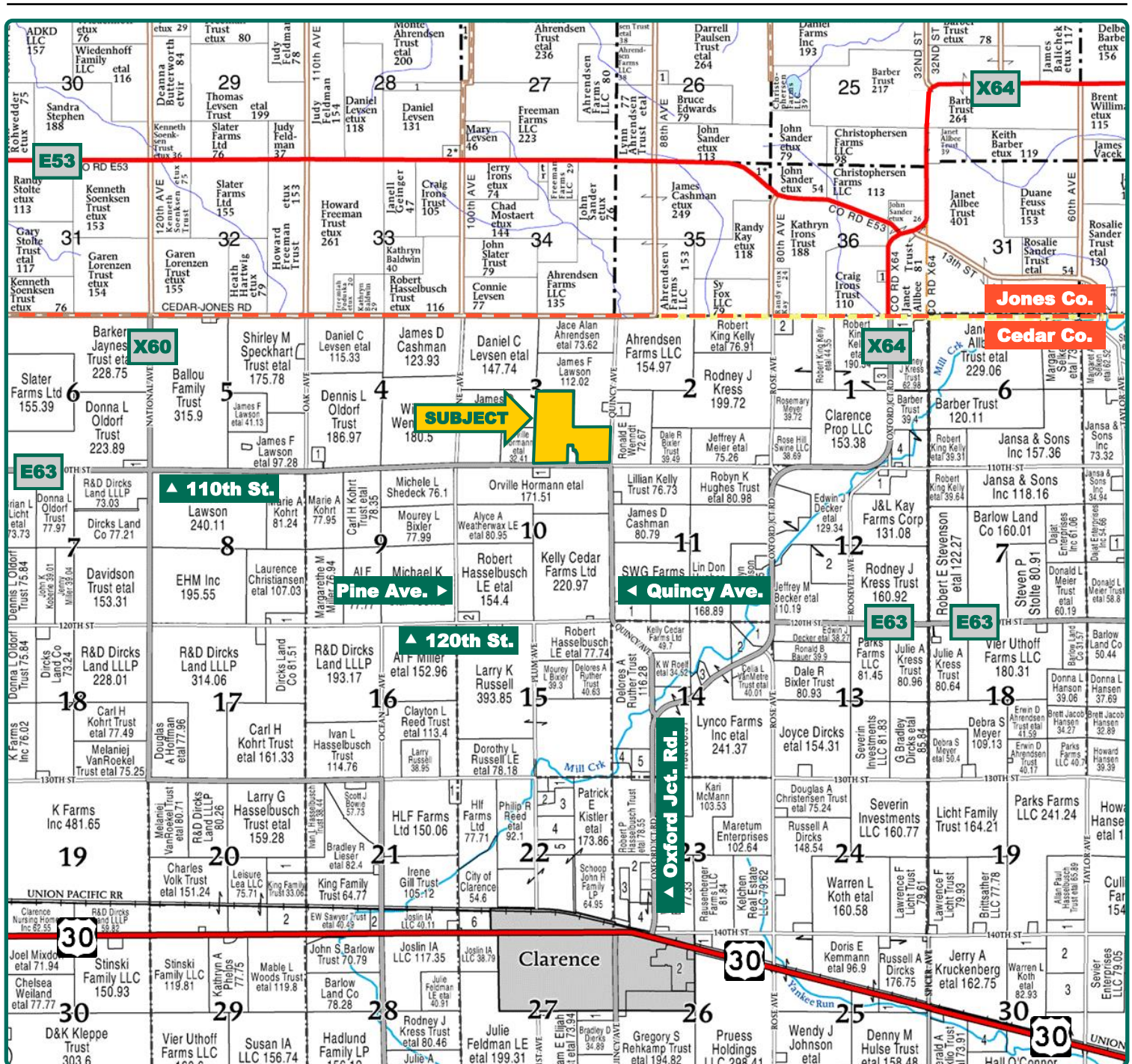


Property Key Features

- Located 3 Miles North of Clarence, Iowa
- 110.90 FSA/Eff. Crop Acres with a 92.80 CSR2
- Excellent-Quality Cropland

Troy Louwagie, ALC
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FSA/Eff. Crop Acres:	110.90
Corn Base Acres:	54.10
Bean Base Acres:	56.80
Soil Productivity:	92.80 CSR2

Property Information

115.67 Acres, m/l

Location

From Clarence: 1½ miles north on Oxford Jct. Rd., 1¼ mile northwest on Quincy Ave. The property is on the north side of the road.

Legal Description

The S½ and the NW¼ of the SE¼, excepting therefrom Lot A, all in Section 3 Township 82 North, Range 2, West of the 5th P.M., Cedar County, Iowa. Updated abstract to govern.

Price & Terms

- \$1,885,421.00
 - \$16,300/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: \$4,614.00
Gross Acres: 115.67
Exempt Road ROW Acres: 2.96
Net Taxable Acres: 112.71
Tax per Net Taxable Acre: \$40.94
Tax Parcel ID #s: 006003034000010, 006003034000030 & 006003034000050

FSA Data

Farm 5714, Tract 1663
FSA/Eff. Crop Acres: 110.90
Corn Base Acres: 54.10
Corn PLC Yield: 153 Bu.
Bean Base Acres: 56.80
Bean PLC Yield: 49 Bu.

Soil Types/Productivity

Primary soils are Dinsdale, Klinger and Maxfield. CSR2 on the FSA/Eff. crop acres is 92.80. 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

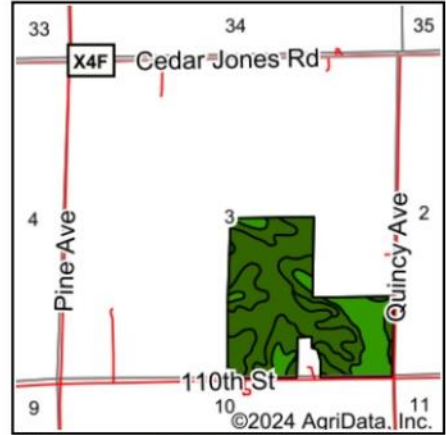
None.

Comments

This is a high-quality Cedar County farm with a 92.80 CSR2.

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State: Iowa
 County: Cedar
 Location: 3-82N-2W
 Township: Dayton
 Acres: 110.9
 Date: 4/8/2024



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	46.09	41.6%		lle	94
184	Klinger silty clay loam, 1 to 4 percent slopes	39.50	35.6%		lw	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	22.47	20.3%		llw	87
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.16	1.9%		llle	90
911B	Colo-Ely complex, 0 to 5 percent slopes	0.68	0.6%		llw	86
Weighted Average						1.66
						92.8

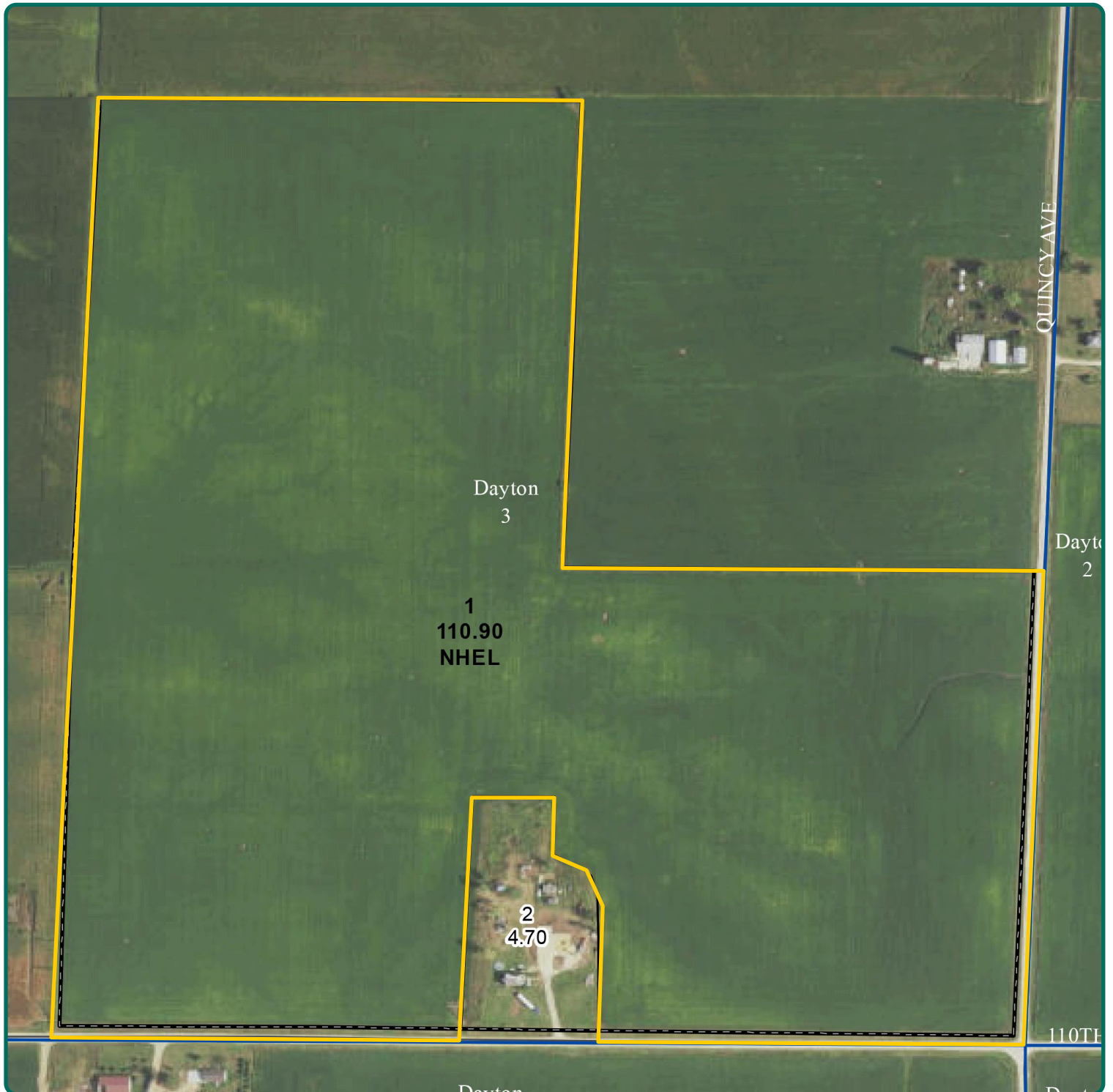
**IA has updated the CSR values for each county to CSR2.

*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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