

# Land For Sale

#### ACREAGE:

115.67 Acres, m/l

### Cedar County, IA

**LOCATION:** 



#### **Property** Key Features

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

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REID: 010-2831-01



# Plat Map

#### Dayton Township, Cedar County, IA

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# **Aerial Photo**

115.67 Acres, m/l



FSA/Eff. Crop Acres:	110.90
Corn Base Acres:	54.10
Bean Base Acres:	56.80
Soil Productivity: 92.8	30 CSR2

#### Property Information 115.67 Acres, m/l

#### Location

**From Clarence:** 1½ miles north on Oxford Jct. Rd., 1¾ mile northwest on Quincy Ave. The property is on the north side of the road.

#### **Legal Description**

The S<sup>1</sup>/<sub>2</sub> and the NW<sup>1</sup>/<sub>4</sub> of the SE<sup>1</sup>/<sub>4</sub>, 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.

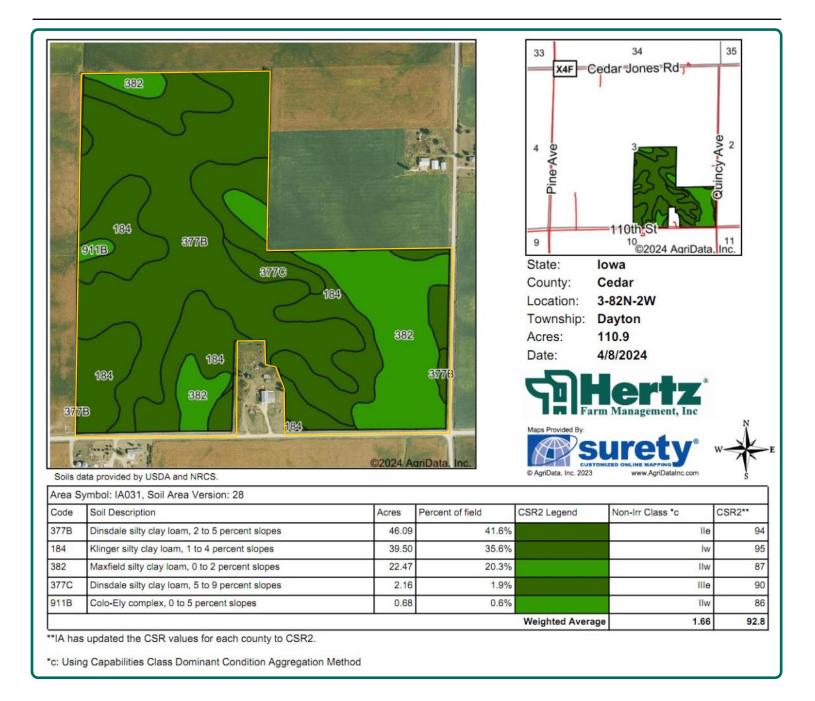
Comments

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

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### Soil Map 110.90 FSA/Eff. Crop Acres



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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# **Assessor's Map**

115.67 Acres, m/l



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## Property Photos





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