

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

Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag**

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	80 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 S¹/₂ and the NW¹/₄ of the SE¹/₄, 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.

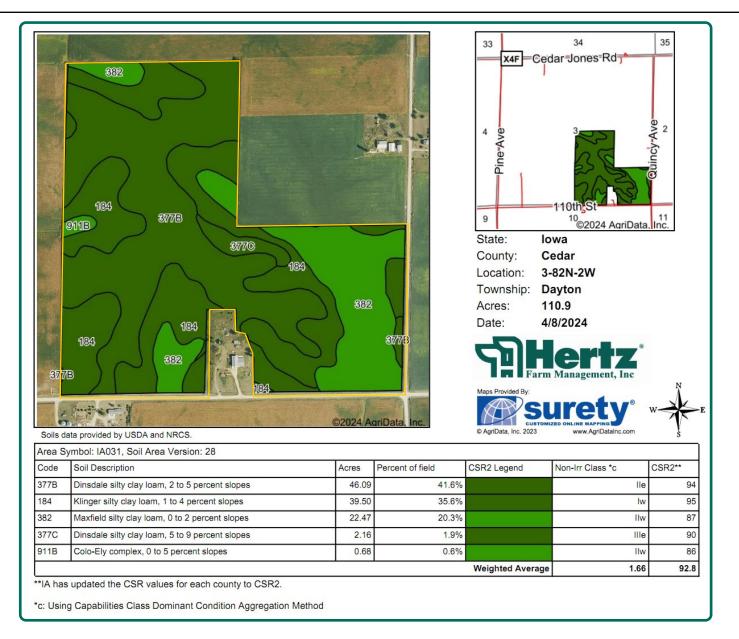
Comments

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



Additional Land for Sale

Seller has an additional tract of land for sale located southwest 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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Assessor's Map

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Property Photos





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