

# Land For Sale

**ACREAGE:**

**115.67 Acres, m/l**

**LOCATION:**

**Cedar County, IA**

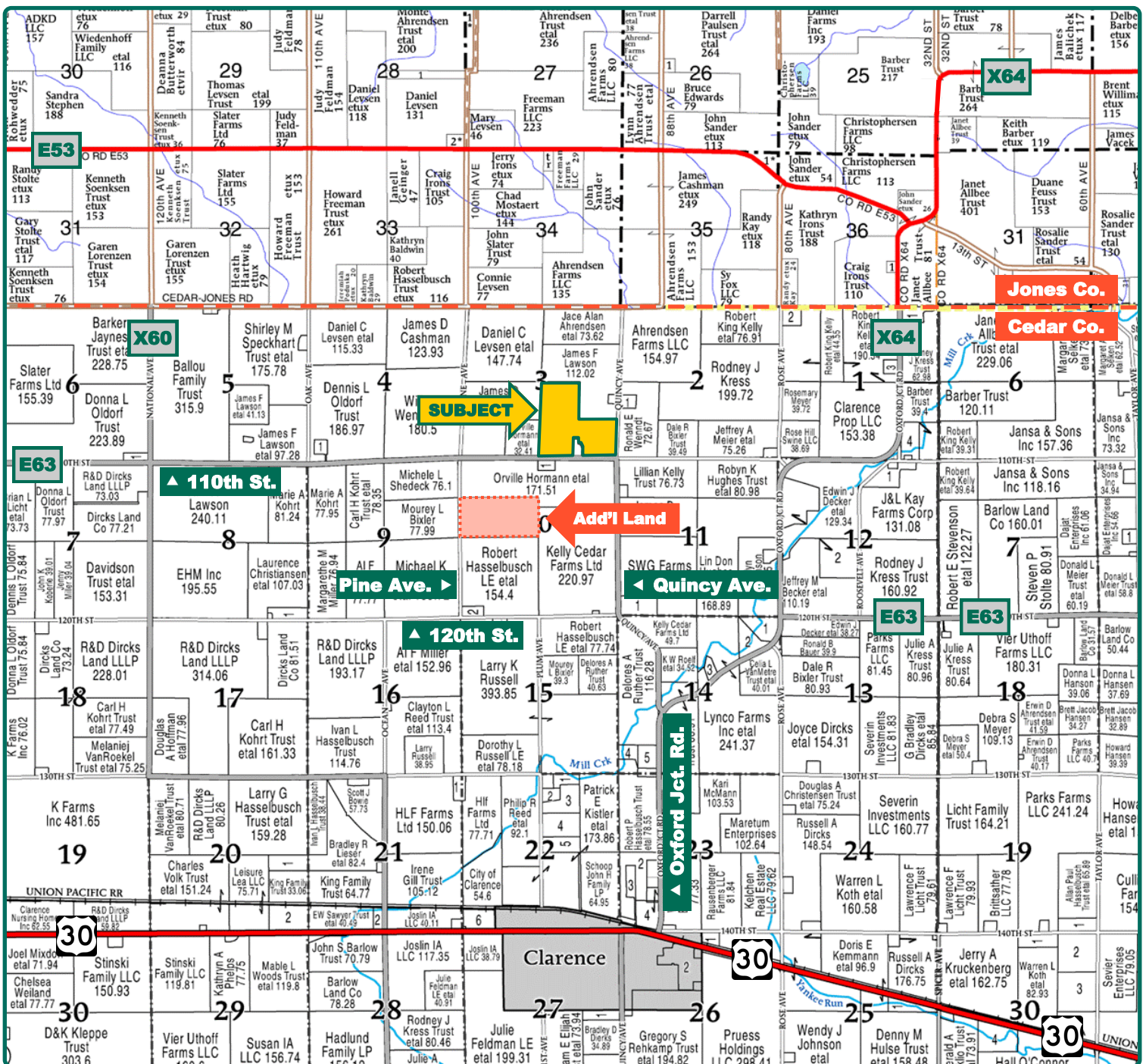


## Property Key Features

- 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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<b>FSA/Eff. Crop Acres:</b>	<b>110.90</b>
<b>Corn Base Acres:</b>	<b>54.10</b>
<b>Bean Base Acres:</b>	<b>56.80</b>
<b>Soil Productivity:</b>	<b>92.80 CSR2</b>

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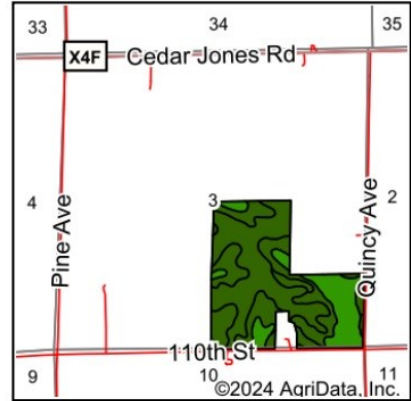
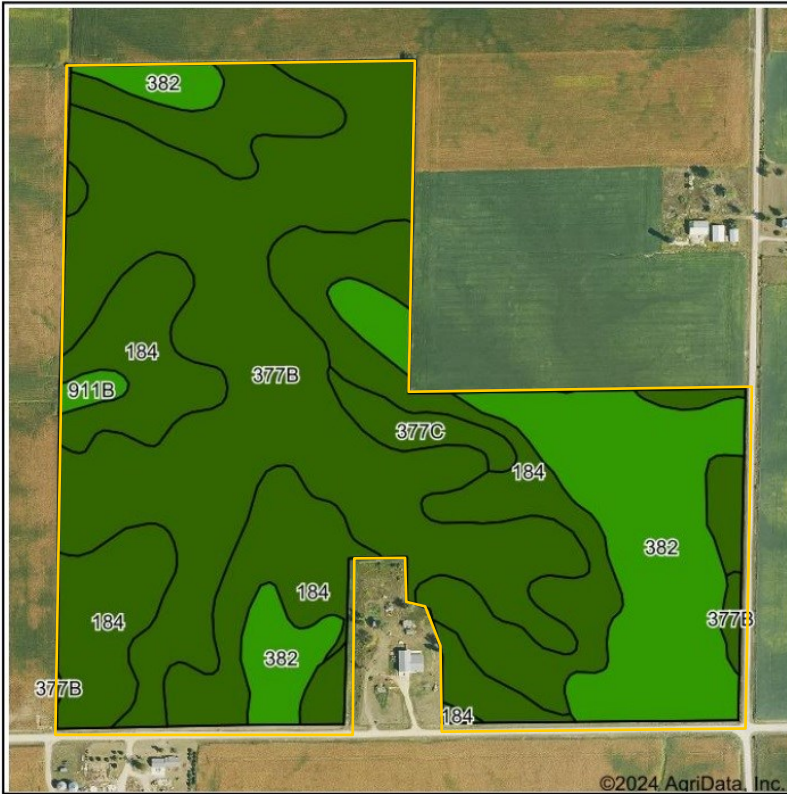
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State: Iowa  
 County: Cedar  
 Location: 3-82N-2W  
 Township: Dayton  
 Acres: 110.9  
 Date: 4/8/2024



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%		Ile	94
184	Klinger silty clay loam, 1 to 4 percent slopes	39.50	35.6%		Iw	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	22.47	20.3%		Ilw	87
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	2.16	1.9%		IIIe	90
911B	Colo-Ely complex, 0 to 5 percent slopes	0.68	0.6%		Ilw	86
<b>Weighted Average</b>					<b>1.66</b>	<b>92.8</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

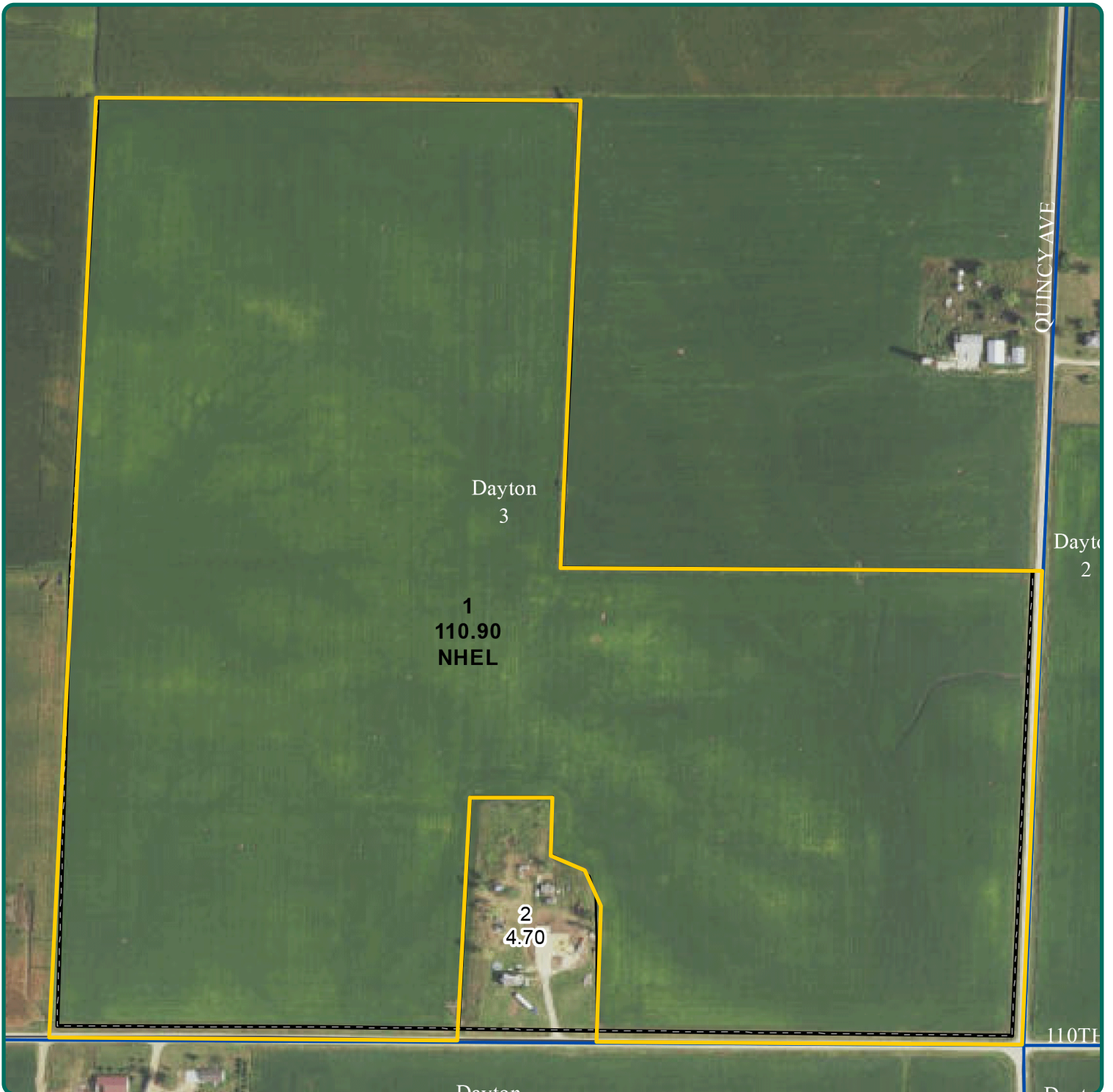
### Additional Land for Sale

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.*

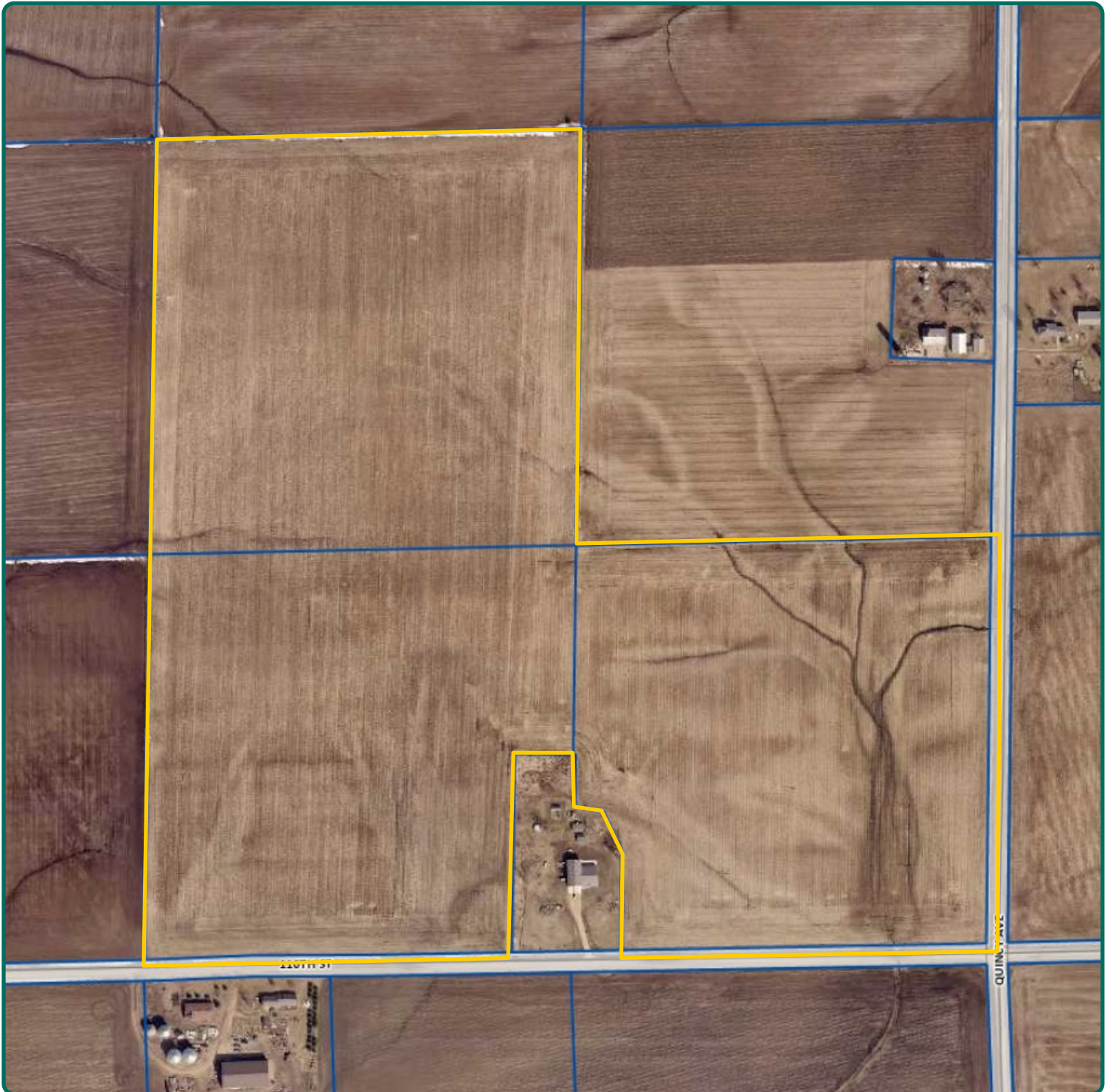
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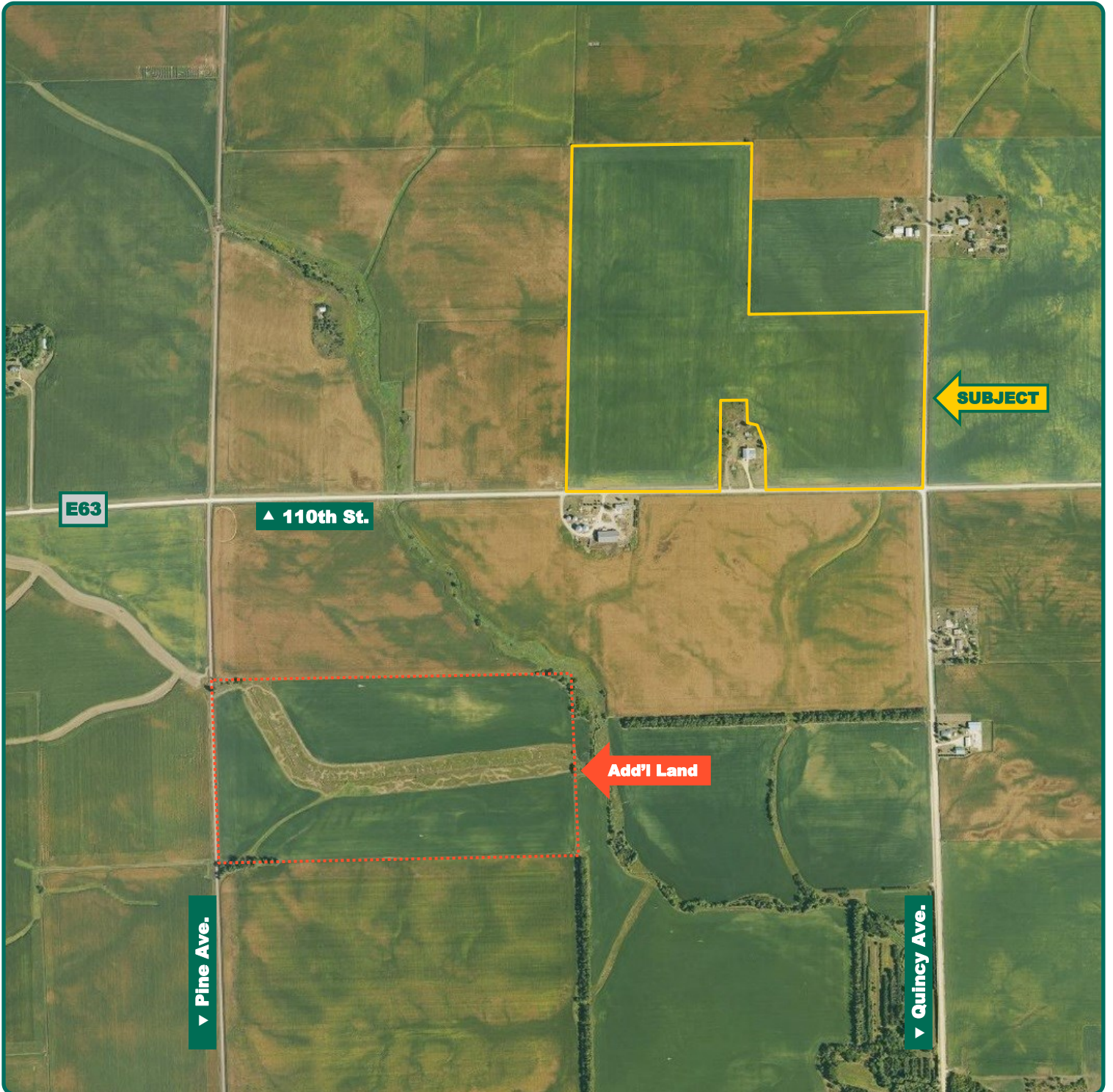
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# Additional Land Aerial Photo



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