

# Land For Sale

**ACREAGE:**

**80.00 Acres, m/l**

**LOCATION:**

**Cedar County, IA**

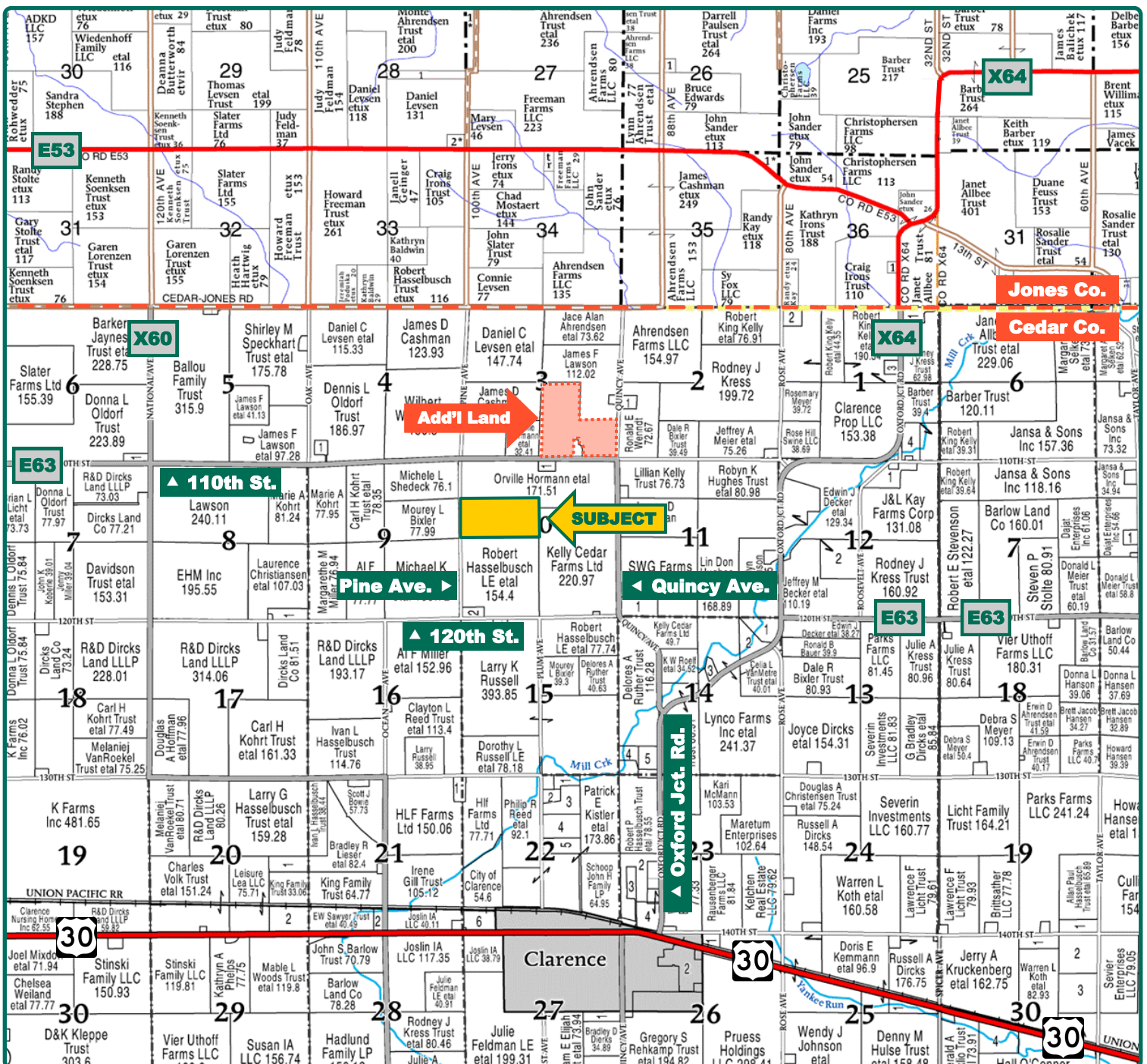


## Property Key Features

- Located 2½ Miles North of Clarence, Iowa
- 64.30 FSA/Eff. Crop Acres with an 81.00 CSR2
- Quality Cropland with Additional Income From 12.60 Acres of CRP

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|                             |                   |
|-----------------------------|-------------------|
| <b>FSA/Eff. Crop Acres:</b> | <b>64.30</b>      |
| <b>CRP Acres:</b>           | <b>12.60</b>      |
| <b>Corn Base Acres:</b>     | <b>35.20</b>      |
| <b>Bean Base Acres:</b>     | <b>29.10</b>      |
| <b>Soil Productivity:</b>   | <b>81.00 CSR2</b> |

## Property Information

**80.00 Acres, m/l**

### Location

**From Clarence:** 1½ miles north on Oxford Jct. Rd., ¾ mile northwest on Quincy Ave., 1 mile west on 120th St. and ½ mile north on Pine Ave. The property is on the east side of the road.

### Legal Description

The S½ of the NW¼ of Section 10, Township 82 North, Range 2, West of the 5th P.M., Cedar County, Iowa.

### Price & Terms

- \$1,000,000.00
- \$12,500/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: \$2,664.00  
Gross Acres: 80.00  
Exempt Road ROW Acres: 3.00  
Net Taxable Acres: 77.00  
Tax per Net Taxable Acre: \$34.60  
Tax Parcel ID #s: 006003101000040 & 006003101000050

### FSA Data

Farm 5714, Tract 1664  
FSA/Eff. Crop Acres: 64.30  
CRP Acres: 12.60  
Corn Base Acres: 35.20  
Corn PLC Yield: 153 Bu.  
Bean Base Acres: 29.10  
Bean PLC Yield: 49 Bu.

### CRP Contracts

There are 12.60 acres enrolled in a CP-21 contract that pays \$300.37/acre - or \$3,785.00 annually - and expires September 30, 2024.

### Soil Types/Productivity

Primary soils are Klinger, Pilot and Colo. CSR2 on the FSA/Eff. crop acres is 81.00. 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 nice Cedar County farm with productive cropland and additional income from the CRP filter strips.

### Additional Land for Sale

Seller has an additional tract of land for sale located northeast of this property. See Additional Land Aerial Photo.

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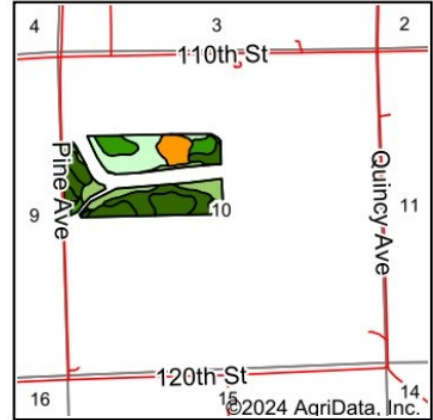
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State: Iowa  
 County: Cedar  
 Location: 10-82N-2W  
 Township: Dayton  
 Acres: 64.3  
 Date: 4/5/2024




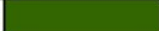







Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 28

| Code                    | Soil Description  | Acres | Percent of field | CSR2 Legend   | Non-Irr Class *c | CSR2**    |
|-------------------------|---|-------|------------------|---|------------------|-----------|
| 184                     | Klinger silty clay loam, 1 to 4 percent slopes                    | 13.30 | 20.7%            |  | Iw               | 95        |
| 450B                    | Pilot silt loam, 2 to 5 percent slopes                            | 12.00 | 18.7%            |  | Ile              | 66        |
| 133                     | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 10.59 | 16.5%            |  | Ilw              | 78        |
| 377B                    | Dinsdale silty clay loam, 2 to 5 percent slopes                   | 9.97  | 15.5%            |  | Ile              | 94        |
| 761                     | Franklin silt loam, 1 to 3 percent slopes                         | 7.43  | 11.6%            |  | Iw               | 85        |
| 110C                    | Lamont fine sandy loam, 2 to 9 percent slopes                     | 5.48  | 8.5%             |  | Ille             | 47        |
| 982                     | Maxmore silty clay loam, 0 to 2 percent slopes                    | 3.90  | 6.1%             |  | Ilw              | 92        |
| 911B                    | Colo-Ely complex, 0 to 5 percent slopes                           | 0.90  | 1.4%             |  | Ilw              | 86        |
| 382                     | Maxfield silty clay loam, 0 to 2 percent slopes                   | 0.73  | 1.1%             |  | Ilw              | 87        |
| <b>Weighted Average</b> |   |       |                  |   | <b>1.76</b>      | <b>81</b> |

\*\*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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# Additional Land Aerial Photo



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