

Land For Sale

ACREAGE:

75.50 Acres, m/l

LOCATION:

Cedar County, IA



Property Key Features

- Located 5 Miles Northwest of Lowden, Iowa
- 75.87 FSA/Eff. Crop Acres with a 79.50 CSR2
- A Productive Cedar County Farm

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REID: 010-2867-01



FSA/Eff. Crop Acres:	75.87
Cert. Mixed Forage Acres:	3.15
Corn Base Acres:	49.70
Bean Base Acres:	25.10
Soil Productivity:	79.50 CSR2

Property Information

75.50 Acres, m/l

Location

From Lowden: 3½ miles north on Hoover Hwy and 2 miles west on 120th St. The property is on the north side of the road.

Legal Description

The E½ of the SE¼ of Section 9, Township 82 North, Range 1 West of the 5th P.M., Cedar County, Iowa, excepting Parcel A. Updated abstract to govern.

Price & Terms

- \$1,053,225.00
- \$13,950/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: \$2,582.00
Gross Acres: 75.50
Exempt Road ROW Acres: 2.33
Net Taxable Acres: 73.17
Tax per Net Taxable Acre: \$35.29
Tax Parcel ID #: 022004094000020 & 022004094000050

FSA Data

Farm 4858, Tract 8760
FSA/Eff. Crop Acres: 75.87
Certified Mixed Forage Acres: 3.15
Corn Base Acres: 49.70
Corn PLC Yield: 161 Bu.
Bean Base Acres: 25.10
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Bassett, Colo-Ely and Kenyon. CSR2 on the FSA/Eff. crop acres is 79.50. See soil map for detail.

Land Description

The land is gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Lease Back

Seller would be interested in a lease back option to rent this farm from the Buyer. Contact the listing agent for details.

Comments

This is a productive Cedar County farm.

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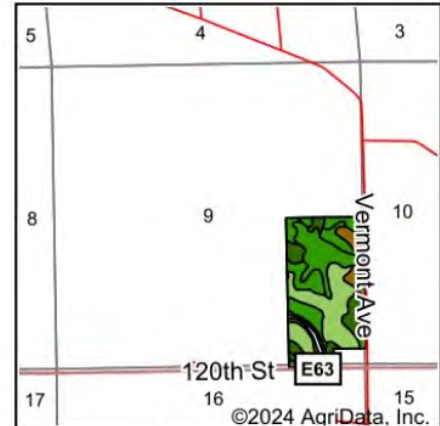
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State: **Iowa**
County: **Cedar**
Location: **9-82N-1W**
Township: **Massillon**
Acres: **75.87**
Date: **6/14/2024**



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**
171C2	Bassett loam, 5 to 9 percent slopes, eroded	22.07	29.1%		IIIe	77
911B	Colo-Ely complex, 0 to 5 percent slopes	17.31	22.8%		IIw	86
83C	Kenyon loam, 5 to 9 percent slopes	13.78	18.2%		IIIe	85
184	Klinger silty clay loam, 1 to 4 percent slopes	5.93	7.8%		Iw	95
814D	Rockton loam, till plain, 5 to 14 percent slopes	5.80	7.6%		IVe	22
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	5.02	6.6%		Ile	94
8B	Judson silty clay loam, 2 to 5 percent slopes	3.08	4.1%		Ile	84
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.72	2.3%		IIw	87
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	1.09	1.4%		IIIe	90
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.07	0.1%		IIIe	84
Weighted Average					2.56	79.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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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