



47 Acres m/l, Cedar County, IA Sally A. Miller Trust Farm

Attractive Recreational Farm with a Nice Building Site

Property Information

Location

From Tipton: 5 miles southwest on Cedar Valley Road. Property is located south of the road.

From West Branch: 4 miles east on Interstate 80, take exit 259, north onto Garfield Avenue for 4¾ miles. Turn right onto Cedar Valley Road and head northeast for 1 mile. Property is located on the south side of the road.

Legal Description

That part of the W ½ of the SE ¼ of Section 18, Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. (The exact legal description to be taken from the abstract).

Price & Terms

- \$183,300
- \$3,900/acre
- 5% down upon acceptance of offer; balance due in cash at closing.

Owner

Sally A. Miller Irrevocable Trust
Northwest Bank and Trust Company, Trustee

Possession

Negotiable. Subject to 2017 Lease.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$736.00
Net Taxable Acres: 46
Tax per Net Taxable Acre: \$16.00

FSA Data

Farm Number 248, Tract 946
Crop Acres: 15.2
Corn Base: 12.70
Corn PLC Yield: 122 Bu.
Bean Base: 2.9
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Fayette and Ackmore. See soil map for detail.

- **CSR2:** 60.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 63.3 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 40.3 per County Assessor, based on net taxable acres.

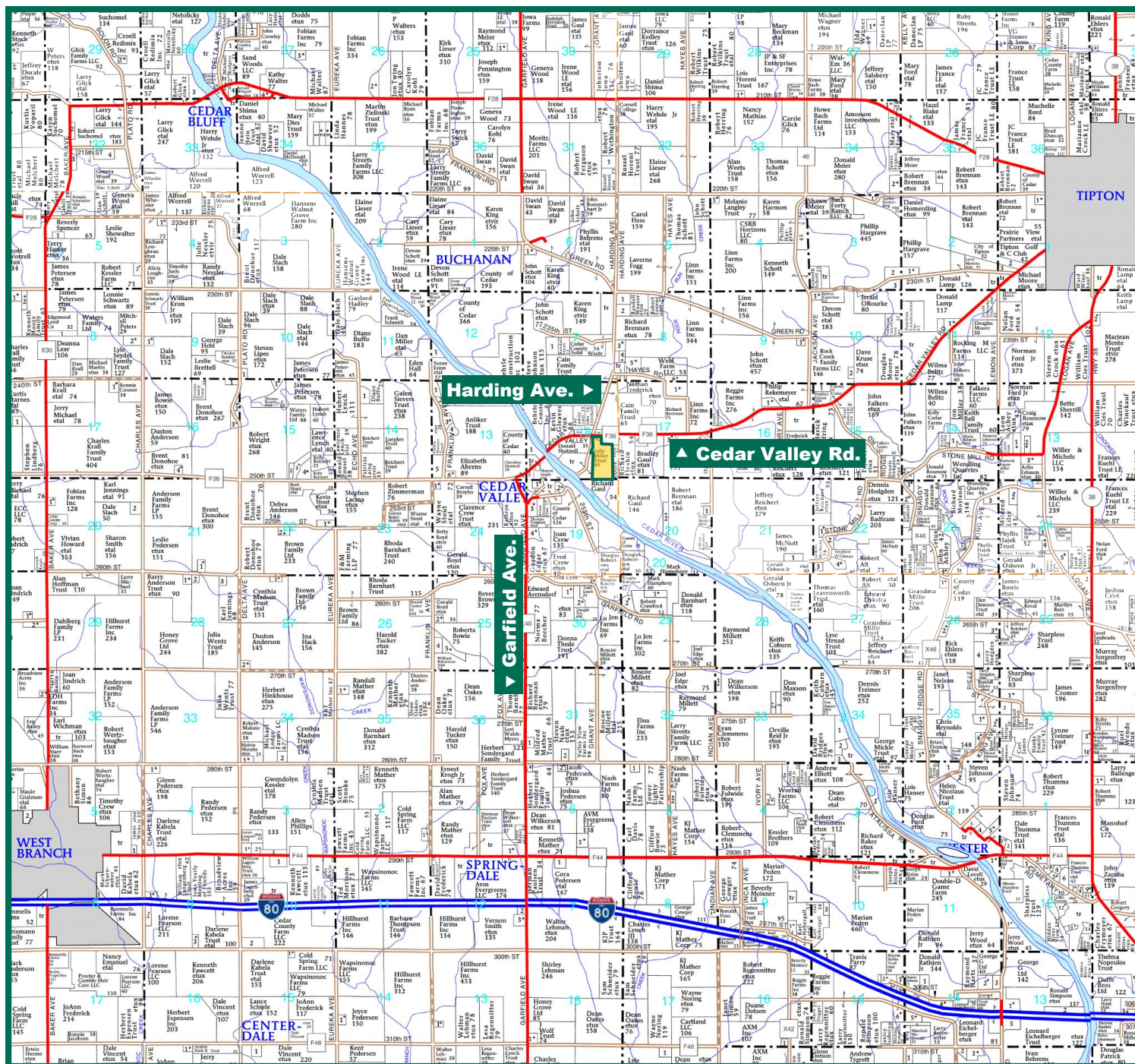
Land Description

Rolling timber with ridgetop cropland.

Troy R. Louwagie, ALC
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Plat Map



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Aerial Photos



Pond

There is a nice pond located in the northeast corner of the farm. The pond includes fish and provides excellent habitat for waterfowl.

Old Metal/Junk

There is some older metal and junk located in a small ravine in the east portion of the farm.

Comments

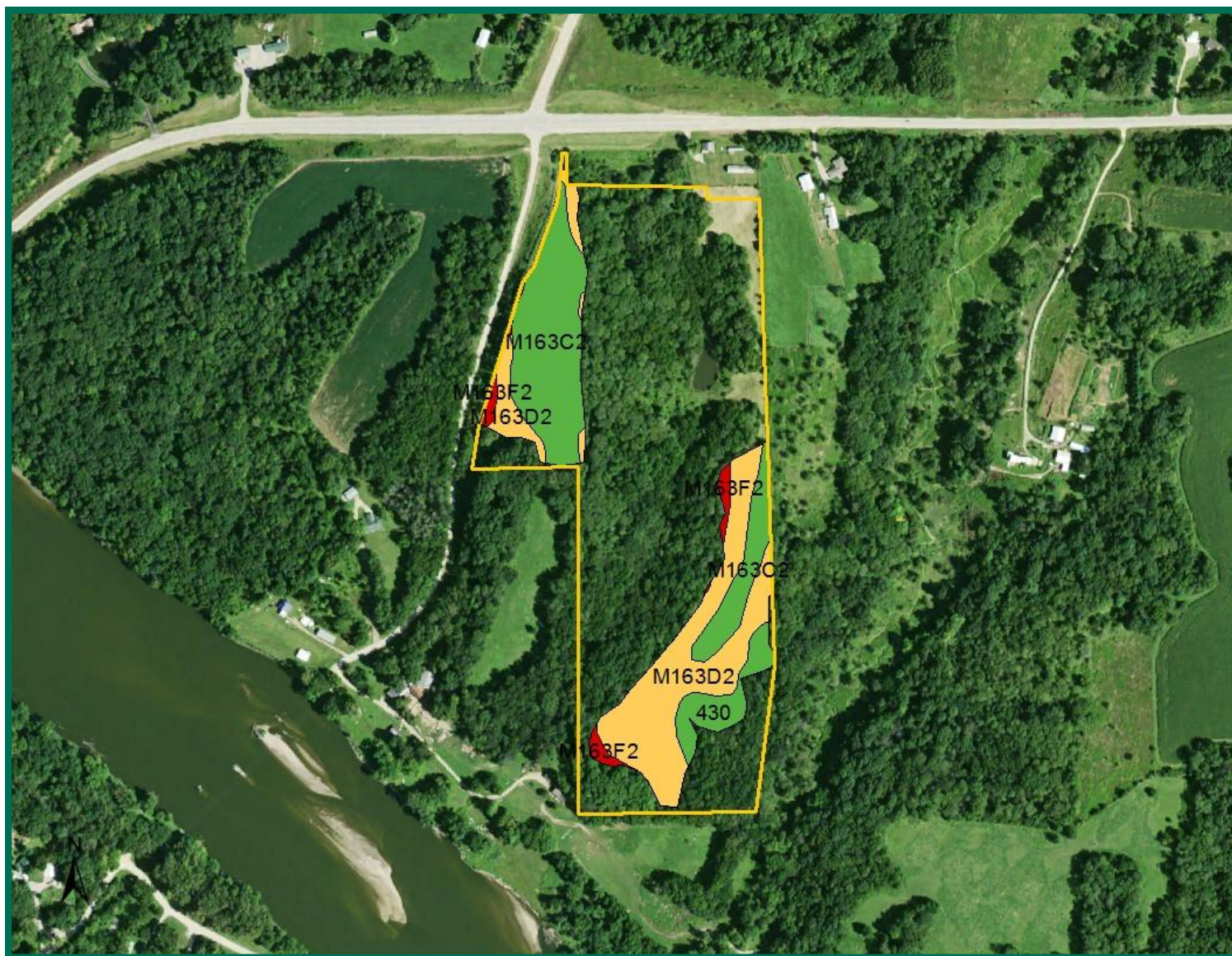
This is a unique opportunity to purchase a private recreational farm, just off a hard surface road. It includes timber, cropland and a nice pond. This would make an ideal building site, not far from Iowa City/ Cedar Rapids.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Measured Tillable Acres 15.2		Avg. CSR: 63.3		Avg. CSR2: 60.5	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
430	Ackmore silt loam, 0 to 2 percent	77	8.9%	IIw	1.35
M163C2	Fayette silt loam, till plain, 5 to 9	76	41.6%	IIIe	6.31
M163D2	Fayette silt loam, till plain, 9 to 14	47	45.3%	IIIe	6.87
M163F2	Fayette silt loam, till plain, 18 to 25	18	4.2%	VIe	0.63

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