



160 Acres m/l, Cedar County, IA Boyd Property

Attractive Recreational Farm with Wildlife and Good Income!

Property Information

Location

From West Branch: 5 miles east on Interstate 80, 3 ½ miles north on County Highway X40 and ½ mile west on 260th Street.

Legal Description

The SW 1/4 of Section 24, Township 80 North, Range 4 West of the 5th PM, Cedar County, Iowa.

Price & Terms

- \$852,000
- \$5,325/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,716.00
Net Taxable Acres: 160.0
Tax per Net Taxable Acre: \$10.73

FSA Data

Farm Number 4920, Tract 652, 7887
Crop Acres: 66.61
All 66.61 acres are enrolled in a Conservation Reserve Program Contract.

CRP Contracts

There are 66.6 acres enrolled in the Conservation Reserve Program in three separate contracts as follows:

Contract #2132C - This contract consists of 43.6 acres with a payment of \$143.56 per acre, for a total annual payment of \$6,259. This contract expires September 30, 2018.

Contract #10119 - This contract consists of 15.6 acres with a payment of \$218.00 per acre, for a total annual payment of \$3,401. This contract expires September 30, 2023.

Contract #11039 - This contract consists of 7.4 acres with a payment of \$292.33 per acre, for a total annual payment of \$2,163. This contract expires September 30, 2029.

Soil Types/Productivity

Primary soils are Fayette, Ackmore-Nodaway and Ely. See soil maps for detail.

- **CSR2:** 56.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 63.0 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 42.9 per County Assessor, based on net taxable acres.

Land Description

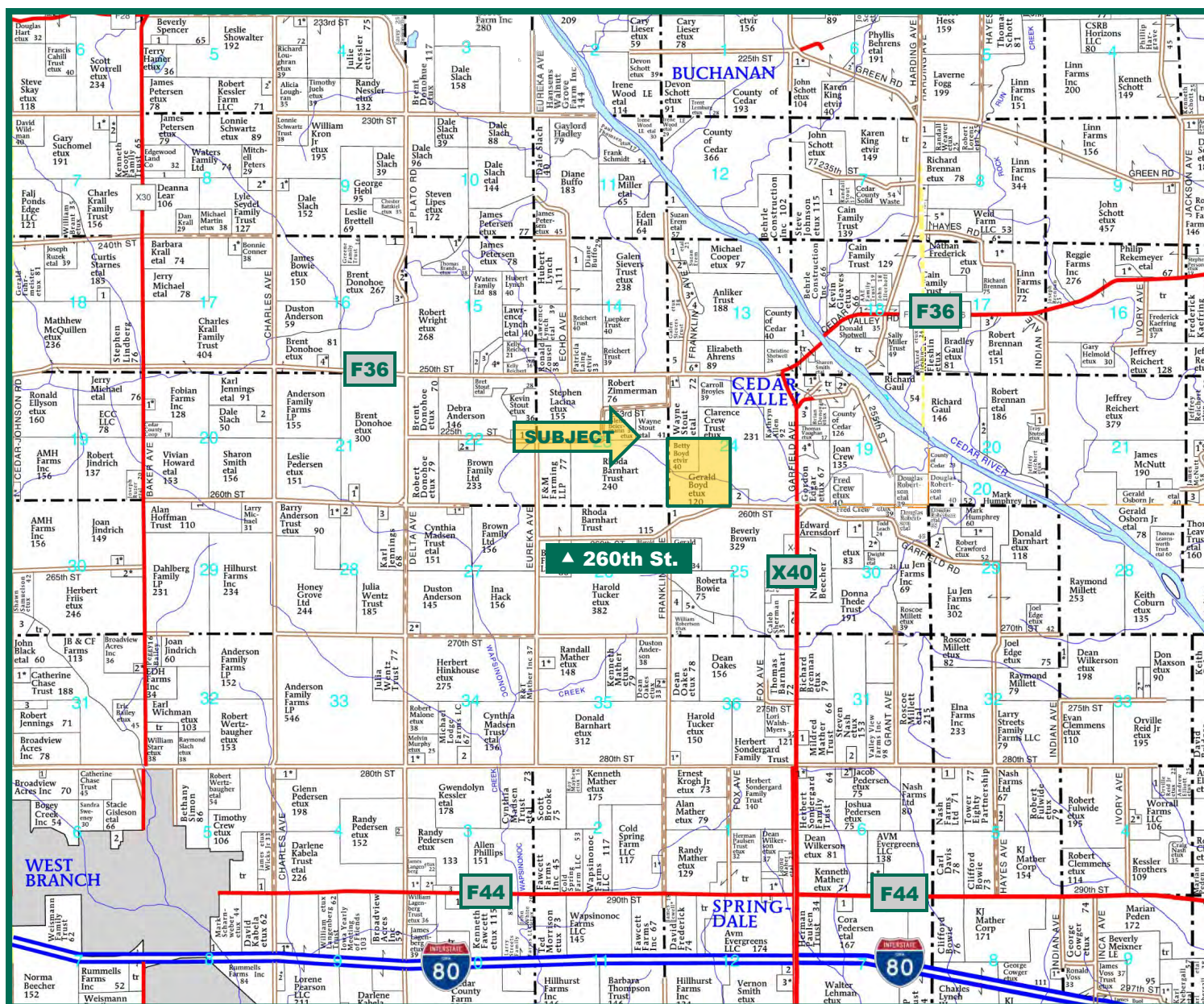
Rolling timber and CRP.

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Plat Map



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Pond

There is an attractive pond located in the northeast portion of the farm. The pond includes an abundance of fish and provides excellent habitat for waterfowl.

Timber

This farm includes considerable timber value. There is an abundance of cherry trees that are ready to harvest over the next 1-10 years.

Building Sites

Cedar County has approved 5 acre residential building sites in the southeast corner of the farm. The buyer would have the option to sell these separately as residential building sites. This adds considerable value to the farm.

Comments

This is a rare opportunity to buy a private recreational farm that offers excellent habitat for trophy deer, pheasants, turkey and fishing. It offers mature timber along with upland CRP. There is considerable timber value on this farm.

Own your own private getaway!

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Aerial Photo



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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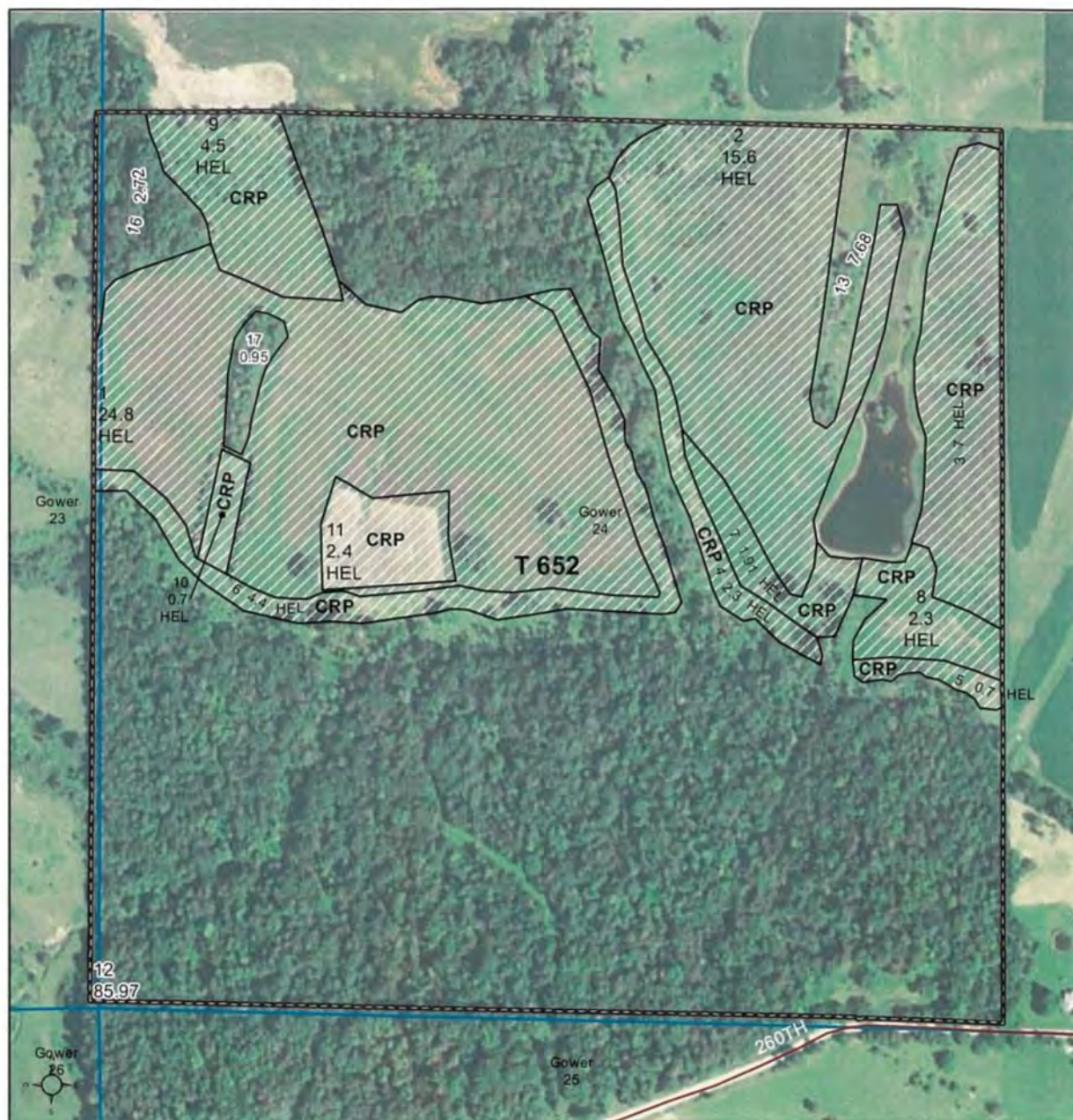
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United States
Department of
Agriculture

Cedar County, Iowa



Common Land Unit
 Cropland
 Non-Cropland
 CRP
 Tract Boundary
 PLSS

Wetland Determination Identifiers
 Restricted Use
 Limited Restrictions
 Exempt from Conservation
 Compliance Provisions

0 170 340 680
 Feet
 2015 Ortho Imagery

2016 Program Year
 Map Created December 08, 2015

Farm 4920
Tract 652

Tract Cropland Total: 66.61 acres

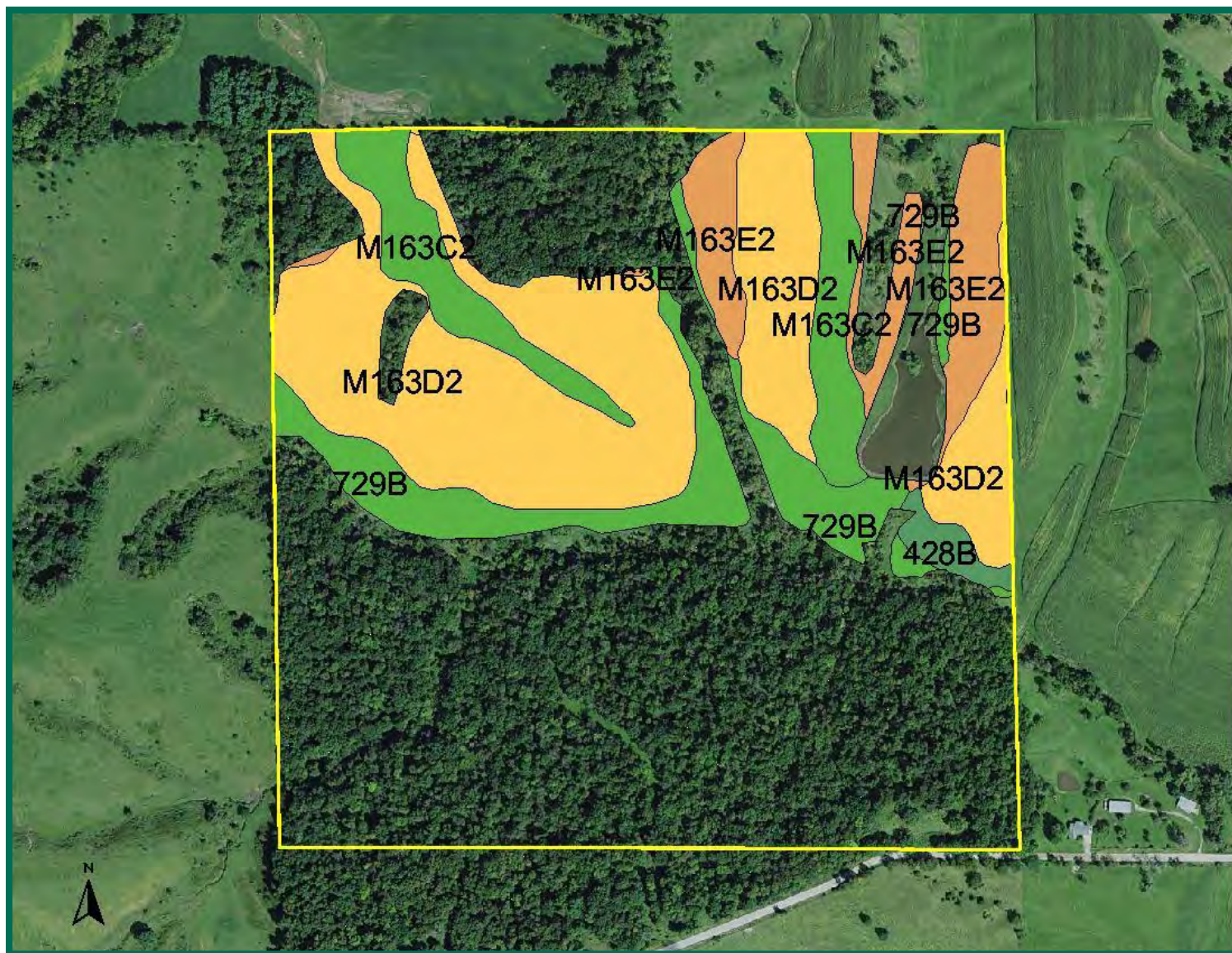
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Soil Map



Measured Tillable Acres		66.6	Avg. CSR		63.0	Avg. CSR2*		56.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
(M)163C2	Fayette silt loam, till plain, 5 to 9	68	76	14.2%	IIle	9.49		
(M)163D2	Fayette silt loam, till plain, 9 to 14	58	47	52.9%	IIle	35.22		
(M)163D3	Fayette silty clay loam, till plain, 9 to	48	41	0.0%	IVe	0.01		
(M)163E2	Fayette silt loam, till plain, 14 to 18	48	36	13.7%	IVe	9.12		
428B	Ely silty clay loam, 2 to 5 percent	93	88	2.1%	Ile	1.39		
729B	Ackmore-Nodaway complex, 2 to 5	83	80	17.1%	IIlw	11.37		

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