



80 Acres m/l, Cedar County, IA Litscher Trust Farm

Located 1 mile southwest of Stanwood, Iowa

Property Information

Location

From Stanwood: ¾ miles west on Highway 30 and a ½ mile south on Kelly Avenue.

Legal Description

The N ½ of the SE ¼ of Section 27, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

Price Reduced!

- ~~\$688,000~~ \$656,000
- ~~\$8,600~~ \$8,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable, subject to the 2016 Lease.

Real Estate Tax

Taxes Payable 2015 - 2016: \$2,266.00
Net Taxable Acres: 78.81
Tax per Net Taxable Acre: \$28.75

FSA Data - Estimated

Farm Number 6573, Tract 1055
Crop Acres: 70.9*
Corn Base: 70
Corn PLC Yield: 178 Bu.

** This includes .9 acres enrolled in the Conservation Reserve Program (CRP). The final crop and base acres will be determined by the Cedar County FSA.*

CRP Contracts

There are 0.9 acres enrolled in the Conservation Reserve Program (CRP) at \$271.20 per acre with a total annual payment of \$244.00. This contract expires September 30, 2022.

Soil Types/Productivity

Primary soils are Tama, Radford and Ely. See soil maps for detail.

- **CSR2:** 84.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 82.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 80.9 per County Assessor, based on net taxable acres.

Land Description

Rolling topography.

Drainage

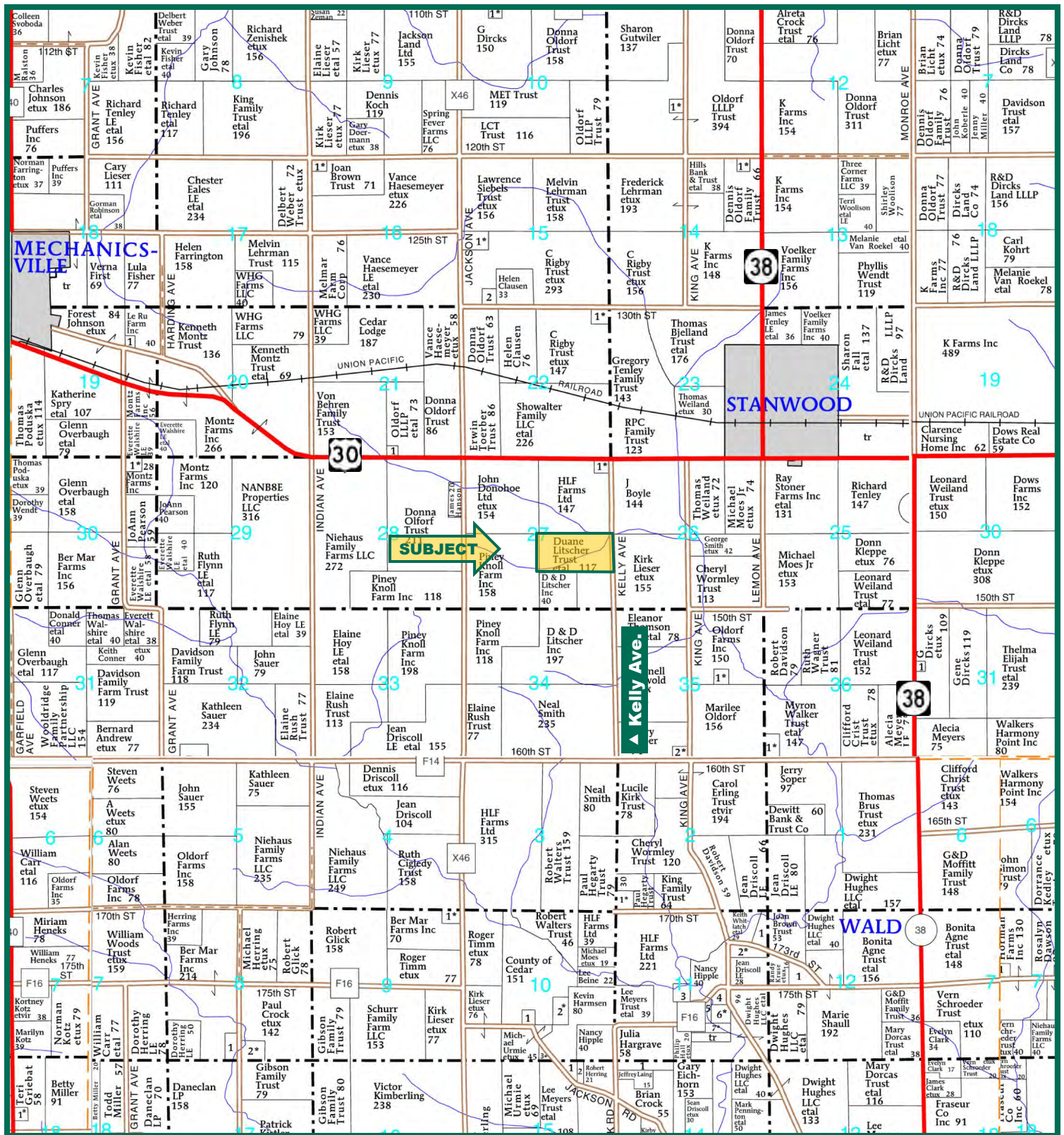
Surface drainage and tile.

Comments

Nice laying Cedar County farm with good soils.

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.

Plat Map

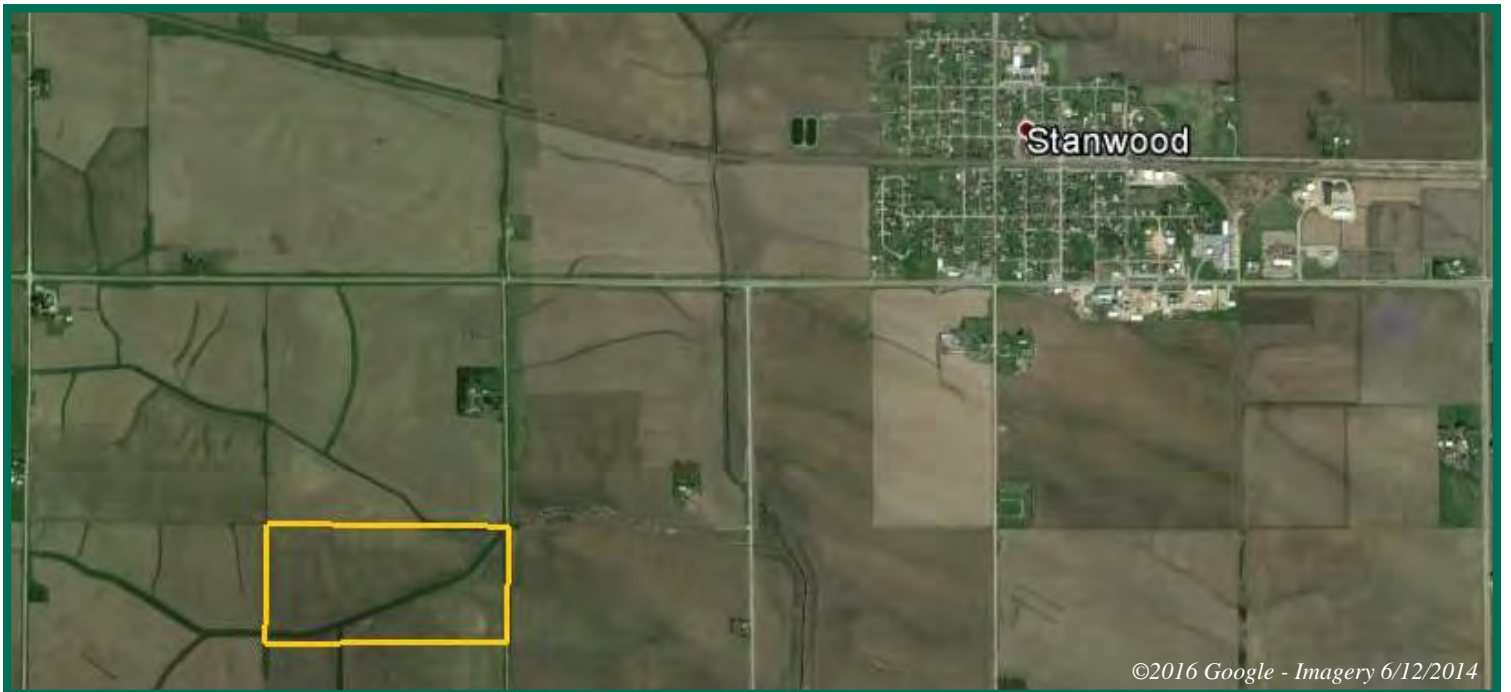


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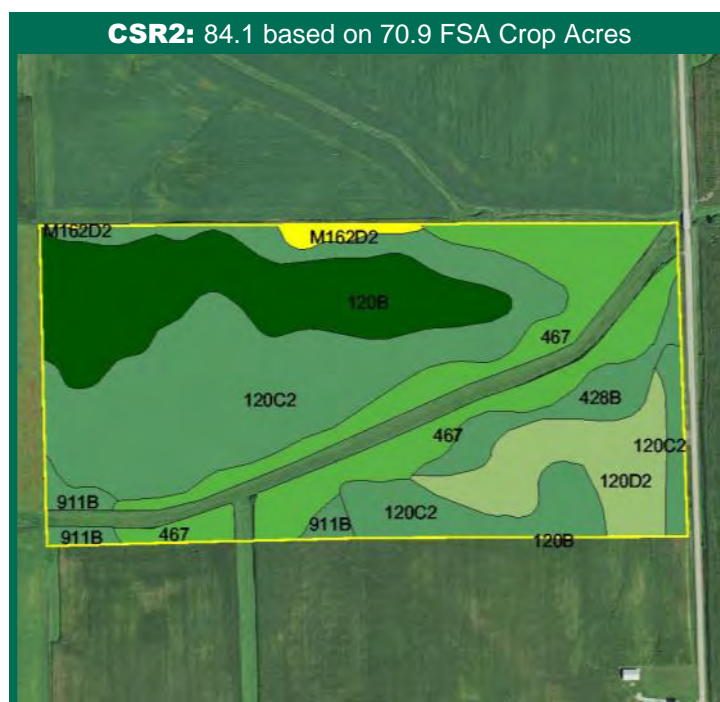
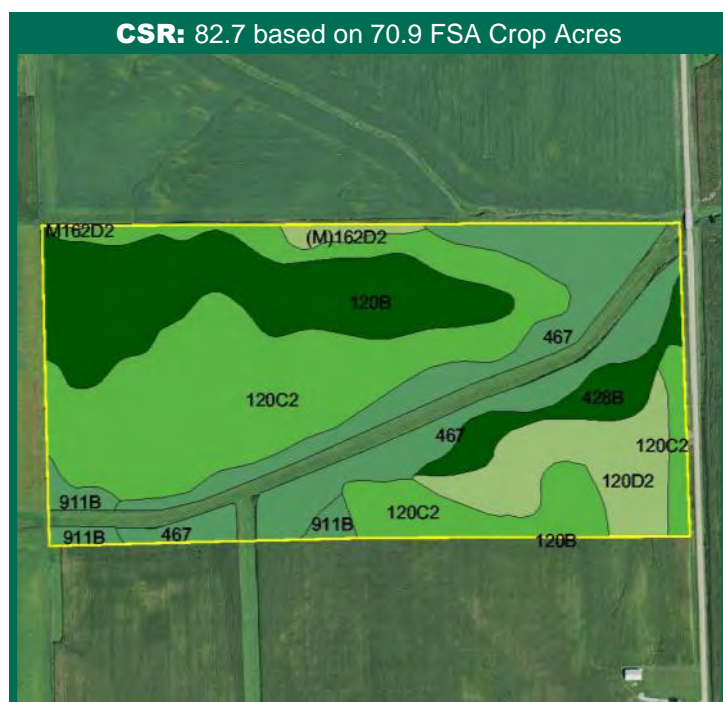
Aerial and Google Earth Photo



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Soil Maps



Measured Tillable Acres		70.9	Avg. CSR		82.7	Avg. CSR2*		84.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
(M)162D2	Downs silt loam, till plain, 9 to 14	63	57	1.1%	IVe	0.79		
120B	Tama silty clay loam, 2 to 5 percent	95	95	20.2%	Ile	14.29		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	40.8%	IIle	28.86		
120D2	Tama silty clay loam, 9 to 14 percent	68	62	9.5%	IIle	6.70		
428B	Ely silty clay loam, 2 to 5 percent	93	88	4.9%	Ile	3.44		
467	Radford silt loam, 0 to 2 percent	85	79	21.0%	IIw	14.88		
911B	Colo-Ely complex, 2 to 5 percent	85	82	2.4%	IIw	1.72		
M162D2	Downs silt loam, till plain, 9 to 14	63	57	0.0%	IVe	0.02		

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Photos: 80 Acres m/l, Cedar County, IA



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