



200 Acres m/l, Cedar County, IA Hegarty Farm

95.0 CSR2 - This farm is located on the northeast edge of Stanwood, Iowa

Property Information

Location

This farm is located on the northeast edge of Stanwood, Iowa.

Legal Description

W ½ NE ¼, all land lying north of Chicago Northwestern Railroad in N ½ SE ¼, SE ¼ NW ¼, land lying on the North edge of Stanwood in N ½ SW ¼; all in Section 24, Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa, excluding the house, buildings and 1.75 acres m/l.

Price & Terms

- \$2,400,000
- \$12,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Sellers

Sharon R. Fall & Sarah A. Gorman.

Possession

At closing, subject to the 2016 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2015 - 2016: \$8,178.00
Net Taxable Acres: 200.24
Tax per Net Taxable Acre: \$40.84

FSA Data

Farm Number 4815, Tract 6816
Crop Acres: 196.4 Acres
Corn Base: 97.9 Acres
Corn PLC Yield: 188 Bu.
Bean Base: 97.8 Acres
Bean PLC Yield: 53 Bu.

Soil Types/Productivity

Primary soils are Tama, Muscatine and

Dinsdale. See soil maps for detail.

- **CSR2:** 95.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 94.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 91.96 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

House

Very nice large home consisting of 2,253 finished square feet with four bedrooms that was built around 1900. The bedrooms have lots of closet/storage space. Newer forced air furnace and hot water heater. Includes a newer septic system.

Buildings/Improvements

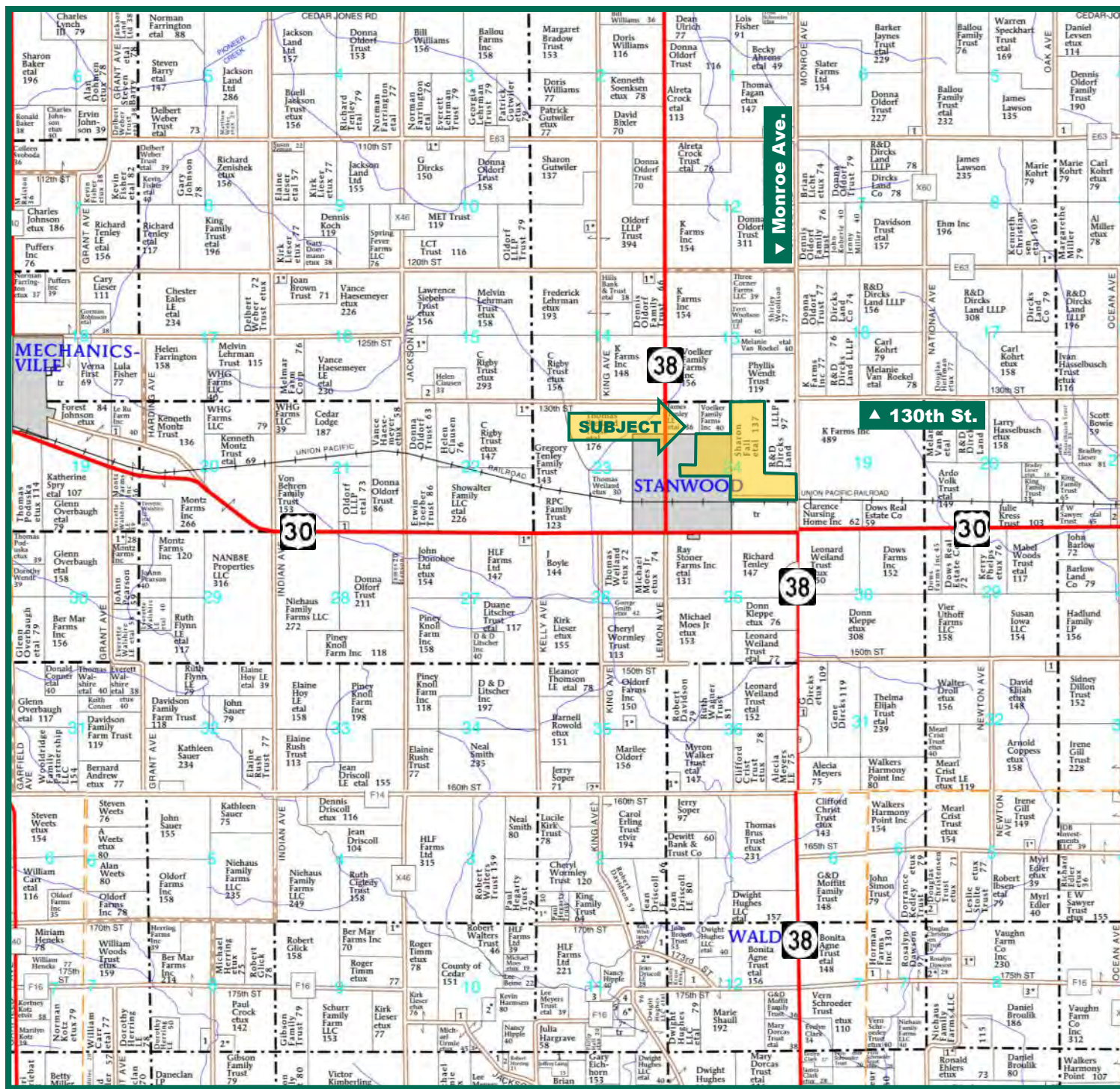
Includes a 40' x 60' shop/shed and 38' x 44' metal machine shed.

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Plat Map



Stanwood Drainage District Assessment

The assessment is projected to be around \$140,000.

Comments

This is an excellent quality Cedar County farm located in a strong area with excellent soils!

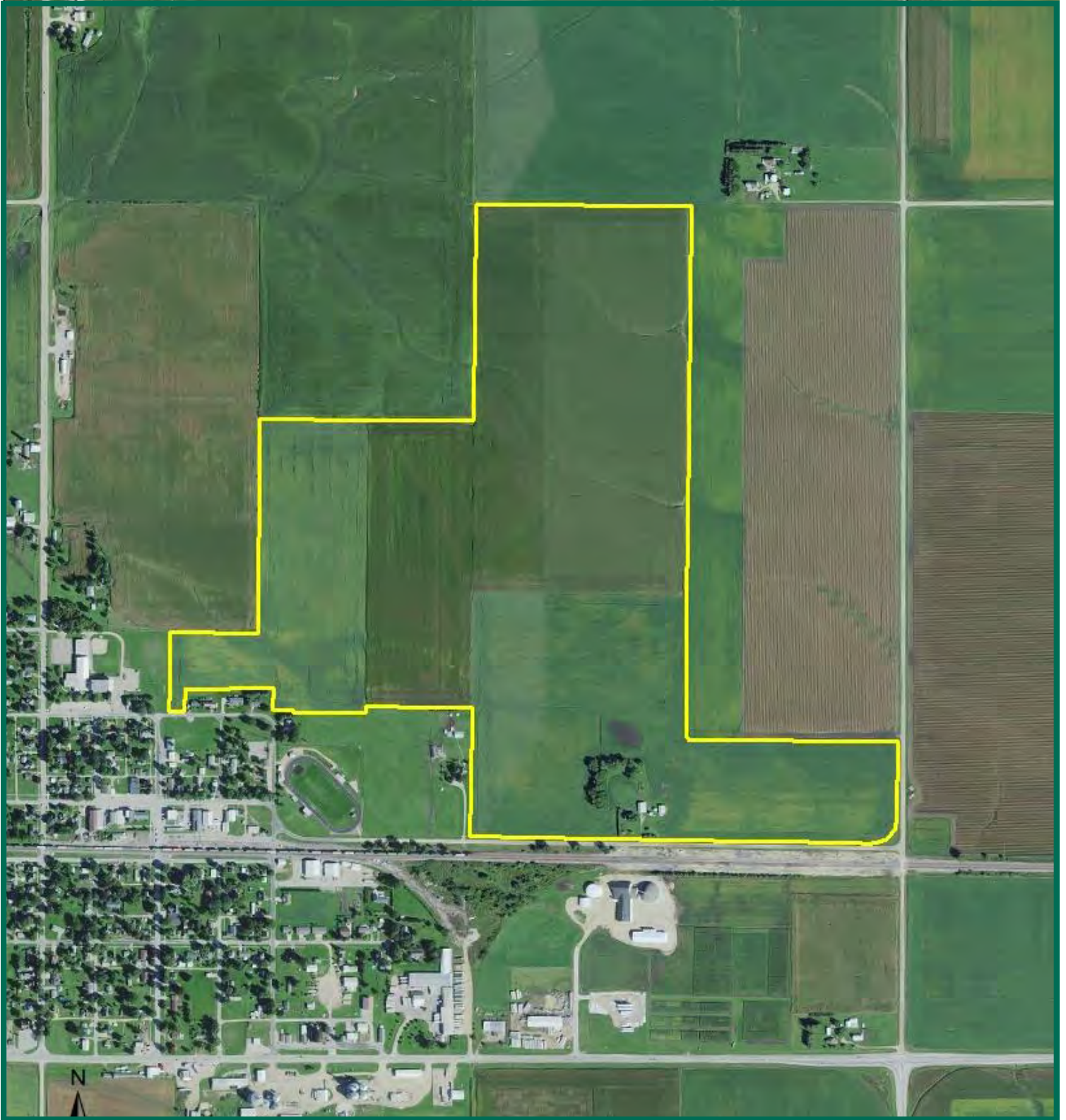
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Aerial Photo



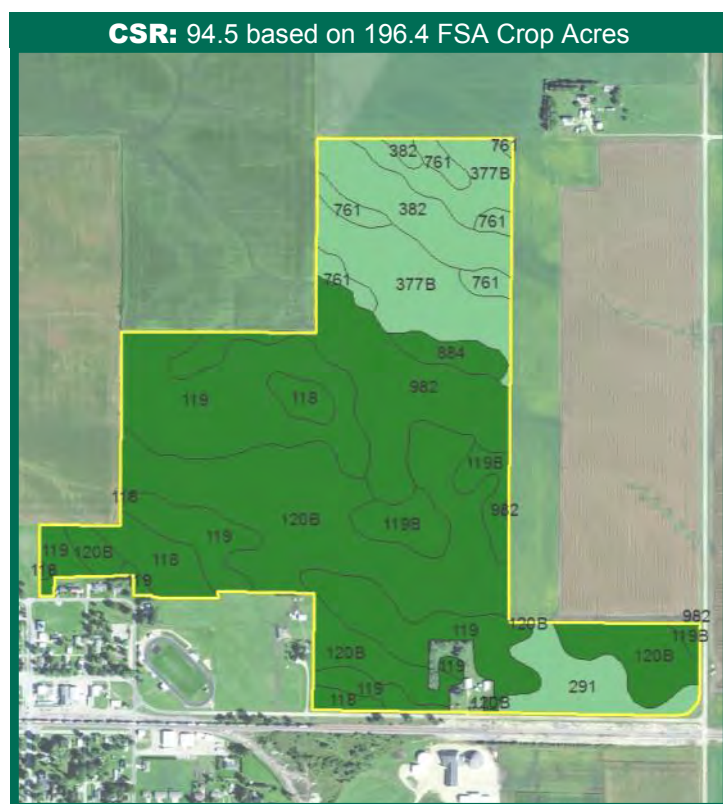
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Measured Tillable Acres		Ave. CSR		Ave. CSR2*			
196.4		94.5		95.0			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
118	Garwin silty clay loam, 0 to 2 percent	95	90	4.9%	llw	9.53	
119	Muscatine silty clay loam, 0 to 2	100	100	24.5%	lw	48.11	
119B	Muscatine silty clay loam, 2 to 5	95	95	4.4%	lle	8.69	
120B	Tama silty clay loam, 2 to 5 percent	95	95	28.4%	lle	55.79	
291	Atterberry silt loam, 0 to 2 percent	90	90	4.6%	lw	9.11	
377B	Dinsdale silty clay loam, 2 to 5	90	95	11.1%	lle	21.72	
382	Maxfield silty clay loam, 0 to 2	90	94	5.6%	llw	10.96	
761	Franklin silt loam, 1 to 3 percent	83	85	3.5%	le	6.94	
884	Klingmore silty clay loam, 1 to 3	95	95	1.7%	lw	3.25	
982	Maxmore silty clay loam, 0 to 2	93	92	11.4%	llw	22.33	

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: 200 Acres m/l, Cedar County, IA



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