



15.67 Acres, Cedar County, IA

**Great Location with I-80 Frontage
Zoned C-2, Highway Commercial**

Property Information

Location

Northeast corner intersection of I-80 and Highway 38. East of Kum & Go convenience store.

Legal Description

Lot 2 of Auditor's Parcel "F" located in NW 1/3 SW 1/4 of Section 17, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$311,833 (\$19,900/Ac)
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable in 2014 - 2015: \$8,356.00
Net Taxable Acres: 16.00
Tax per Net. Tax. Ac.: \$522.25

Owners

Holst Schoening, LLC

Possession

At closing, subject to the 2014 Lease.

FSA Data

Approximately 15 acres of cropland.

Soil Types / Productivity

Primary soils are Tama, Muscatine and Atterberry. See soil map for detail.

- **CSR2:** 95.7 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 95.7 per AgriData, Inc., 2014, based on FSA crop acres.

Easement

There is an 80 foot access easement across the north portion of this property providing access to the 51 acres to the east.

Additional Land For Sale

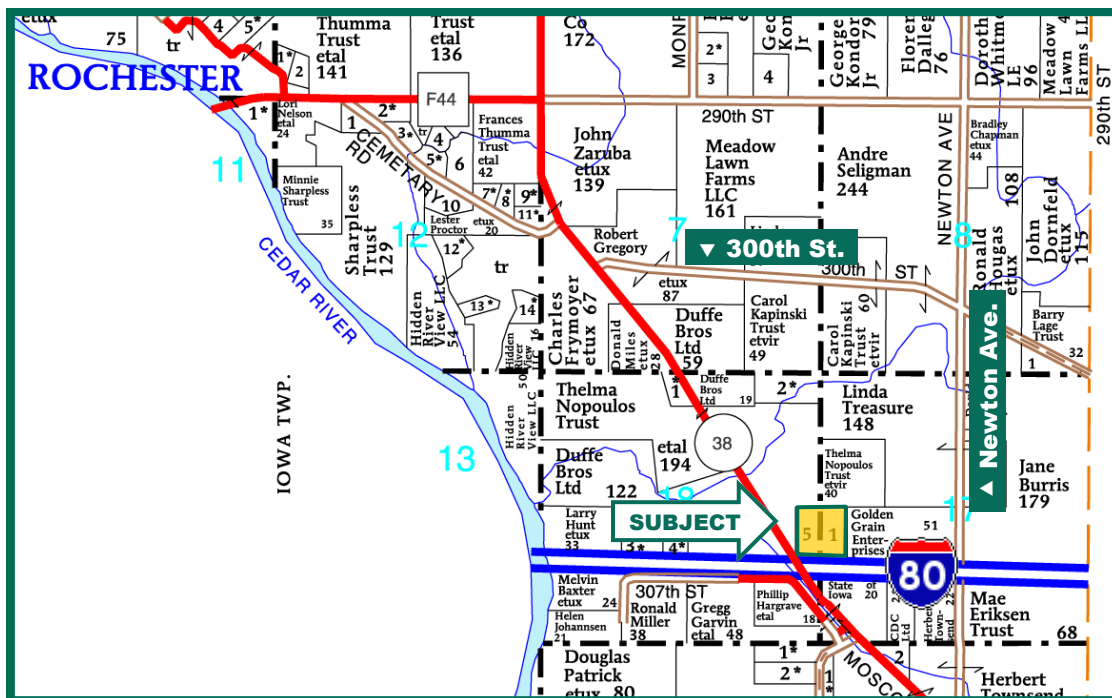
There are 51 acres of high quality cropland with a 90.2 CSR for sale located east of this property. The 51 acres is listed at \$15,900 per acre or a total of \$810,900.

Comments

This property is ideally located in a fast developing area at the intersection of Interstate 80 and Highway 38. Kum & Go convenience store was recently constructed just west of this property. This property includes Interstate 80 frontage with great exposure for your business.

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.

Aerial Photo and Plat Map



Map reproduced with permission of
Farm & Home Publishers, Ltd.

Kirk D. Weih, AFM ALC
Licensed Real Estate Broker in IA
102 Palisades Road, PO Box 50
Mt. Vernon, IA 52314

319-895-8858
KirkW@Hertz.ag

www.Hertz.ag

CSR2 Soil Map



Measured Tillable Acres		15.2	Ave. CSR		95.7	Ave. CSR2*		95.7
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
119	Muscatine silty clay loam, 0 to 2	100	100	37.6%	I	5.73		
120B	Tama silty clay loam, 2 to 5 percent	95	95	38.8%	Ile	5.90		
291	Atterberry silt loam, 0 to 2 percent	90	90	23.6%	I	3.59		
4946	Udorthents-Highway complex, 0 to 5	0	5	0.0%				

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.

Kirk D. Weih, AFM ALC
 Licensed Real Estate Broker in IA
 102 Palisades Road, PO Box 50
 Mt. Vernon, IA 52314

319-895-8858
 KirkW@Hertz.ag

www.Hertz.ag

