

80 Acres m/l, Cedar County, IA

Over 6.3% gross return on the list price! - This farm is located 3 miles north of West Branch, Iowa

Property Information

Location

From West Branch - 3 miles north on X30.

Legal Description

The S $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 19,
Township 80 North, Range 4 West of the
5th P.M., Cedar County, Iowa.

Price & Terms

- \$880,000
- \$11,000/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

At closing, subject to the TV Tower Lease
and Cash Rent Lease.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$2,162.00
Net Taxable Acres: 78.33
Tax per Net. Tax. Ac.: \$27.60

FSA Data

Farm Number: 5791
Tract Number: 8645

Crop Acres: 73.5

Corn Base: 62.4

Corn Direct/CC Yields: 142/142

Bean Base: 11.1

Bean Direct/CC Yields: 42/42

There are 3.5 acres certified as grass.
This farm is classified as highly erodible
land (HEL).

Soil Types / Productivity

Primary soils are Downs, Colo-Ely and
Tama. See soil map for detail.

- **CSR2:** 64.3 per AgriData Inc. 2014,
based on FSA crop acres.
- **CSR:** 66.2 per AgriData Inc. 2014,
based on FSA crop acres.
- **CSR:** 52.3 per County Assessor, based
on net taxable acres.

Owner

ECC, LLC

TV Tower Lease

KM Television of Iowa, LLC has a
Television Tower Lease on a portion of
this farm until June 30, 2024. This lease

will pay \$30,000 for year ending June 30,
2015, \$36,000 for year ending June 30,
2016 and will increase 3% annually until
July 1, 2024. The TV station is also leasing
the service buildings in the southeast
portion of the farm. This area includes well
and septic. The TV tower has been located
at this site for 15 years. Please contact the
listing agent for a full copy of the TV Tower
Lease.

Farm Lease

The cropland is leased for \$21,000 per year
until February 28, 2021. Contact the listing
agent for a copy of the lease.

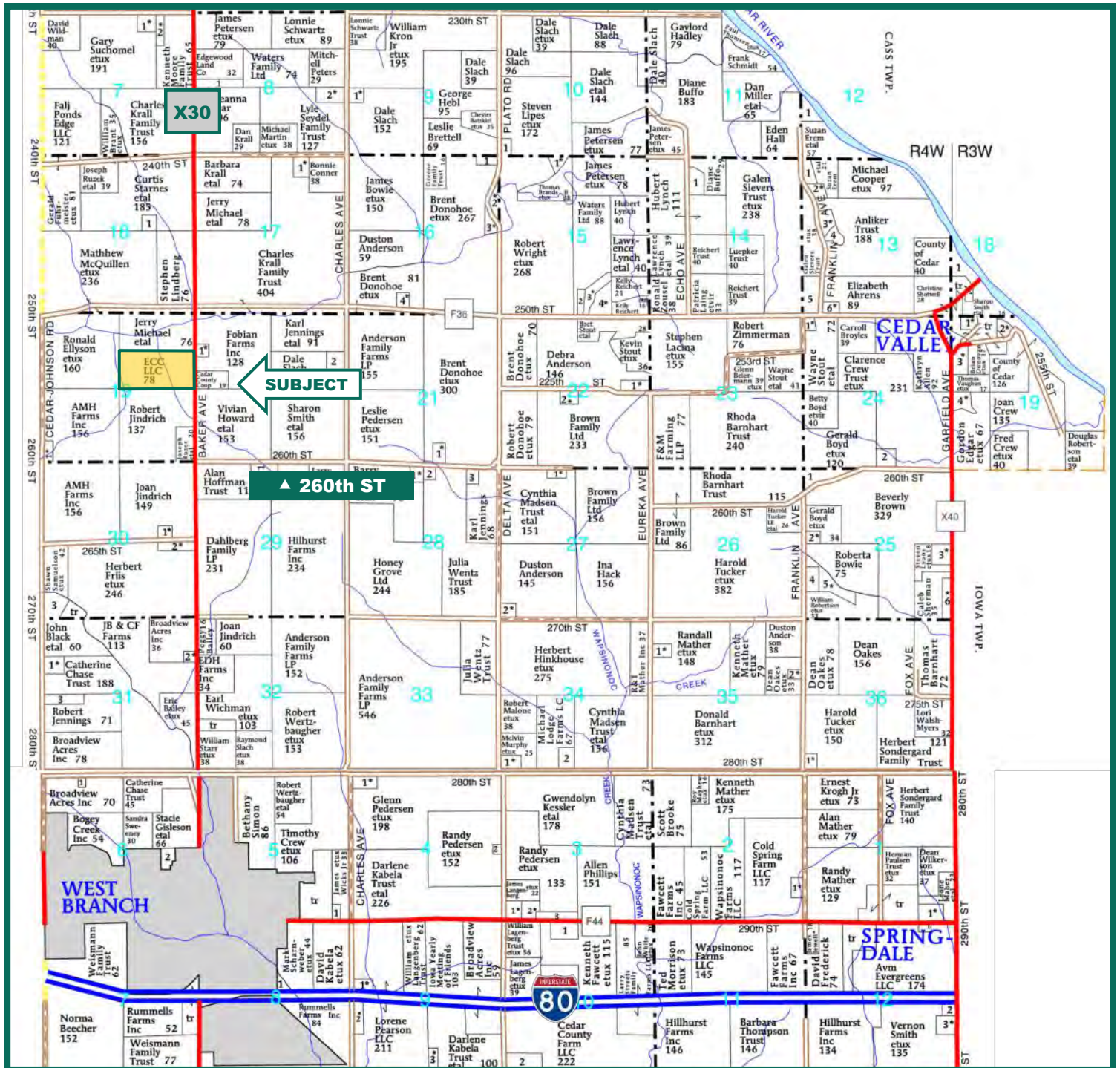
Land Description

Gently rolling.

Comments

This farm will have an average net income
of \$55,850 for the next 7 years. This is
over **6.3% gross return on the listing price.**
Rare opportunity to purchase a good
quality Cedar County farm with additional
income.

Plat Map



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

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.

Troy R. Louwagie, ALC
 Licensed Real Estate Broker in IA & IL
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314

319-895-8858
 TroyL@Hertz.ag

www.Hertz.ag

Aerial Photo

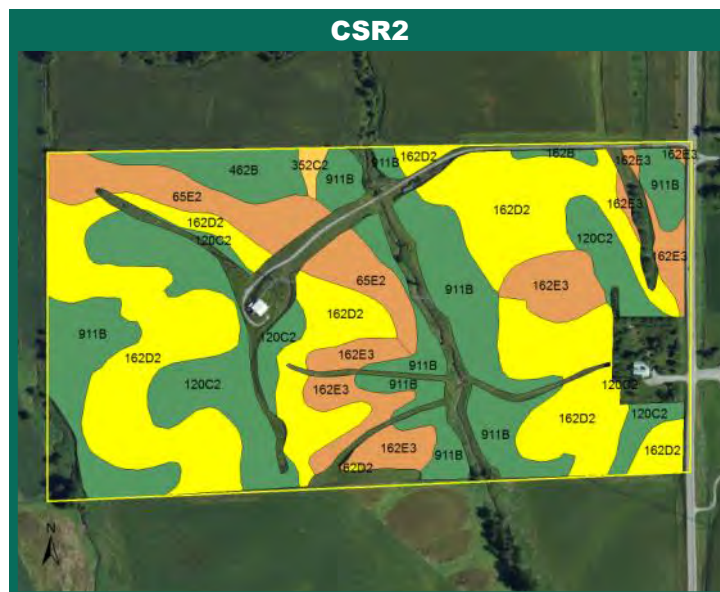
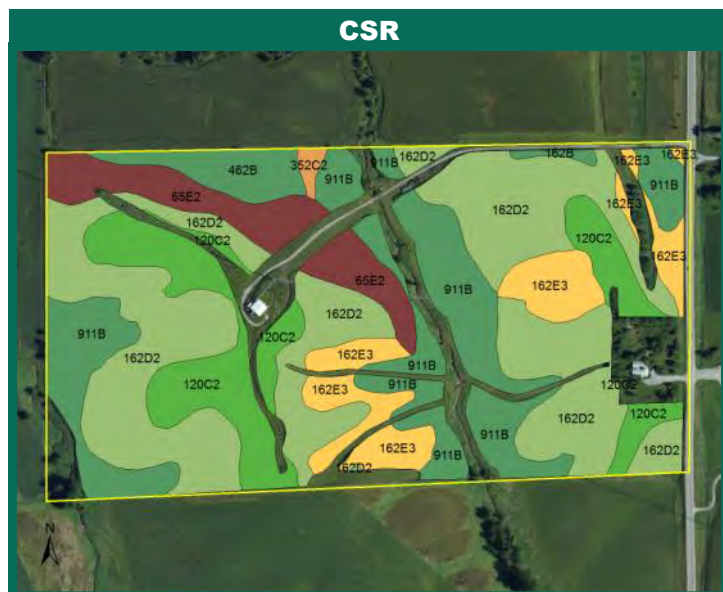


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Soil Map



Measured Tillable Acres	70.0	Avg. CSR	66.2	Avg. CSR2*	64.3
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Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
120C2	Tama silty clay loam, 5 to 9 percent	78	87	14.4%	IIle	10.09
162B	Downs silt loam, 2 to 5 percent	90	90	0.4%	Ile	0.29
162D2	Downs silt loam, 9 to 14 percent	63	58	41.3%	IIle	28.89
162E3	Downs silty clay loam, 14 to 18	50	37	9.8%	VIle	6.83
352C2	Whittier silt loam, 5 to 9 percent	40	42	0.5%	IIle	0.34
462B	Downs silt loam, terrace, 2 to 5	85	90	3.6%	Ile	2.52
65E2	Lindley loam, 14 to 18 percent	24	31	8.4%	VIle	5.87
911B	Colo-Ely complex, 2 to 5 percent	85.0	82	21.7%	Ile	15.2

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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