

65 Acres, Cedar County, IA

Wallick Farm



38 Acres mature timber and 26.7 acres cropland - Located 4 miles southeast of Lisbon, IA

Property Information

Location

From Lisbon: 3 miles east on Highway 30 then 2 1/2 miles south on Charles Avenue.

Legal Description

That part of the W 1/2 of the SW 1/4 of Section 28, Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$341,250.00
- \$5,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable in 2013 - 2014: \$576
Net Acres: 63.66
Tax per Net. Tax. Ac.: \$9.04

Forest Reserve Program

There are 32 acres enrolled in the Forest Reserve Program, which are exempt from Real Estate taxes.

Possession

Negotiable.

FSA Data

There are 26.7 acres cropland according to the Cedar County Farm Service Agency (FSA). These acres have been enrolled in the CRP program, but expired September 30, 2013. This farm can be put into row crop for the 2014 year.

Land Description

This farm has a good mix of mature timber and cropland. Gently rolling cropland.

Soil Types / Productivity

Primary soils are Fayette and Emeline. See soil map for detail.

- **CSR:** 63.41 per County Assessor, based on net taxable acres.
- **CSR:** 65.1 per AgriData, Inc., 2013, based on FSA crop acres.

Comments

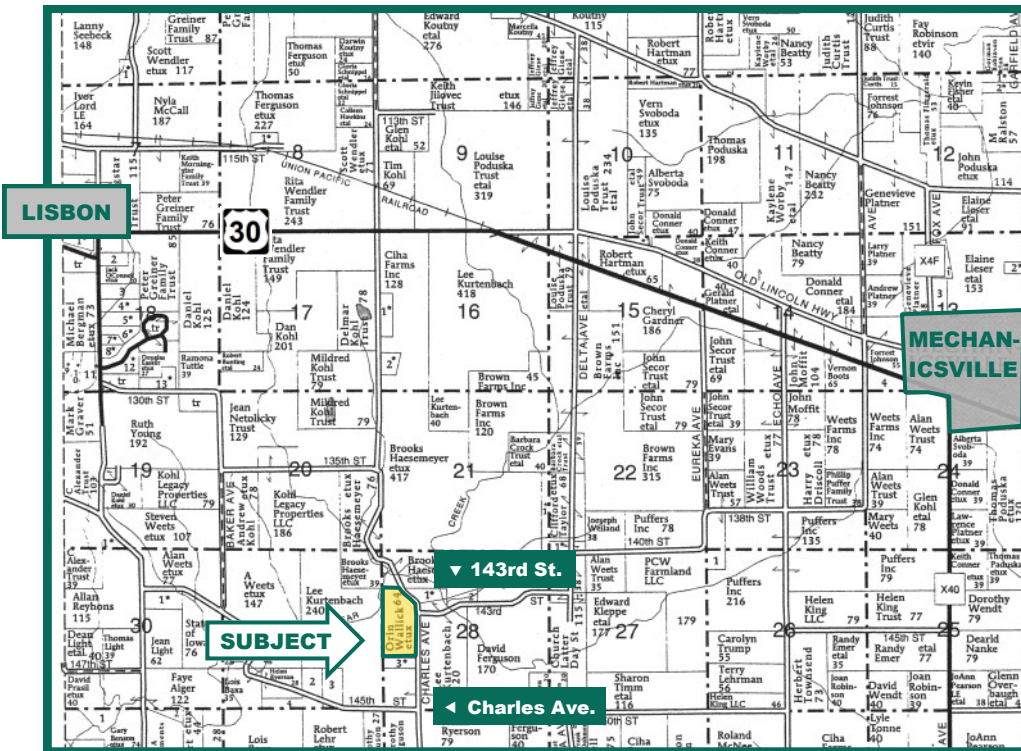
This farm would be an ideal building site with a mixture of mature timber and cropland. There is an abundance of deer and turkey in and around this property.

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Aerial Photo and Map



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.

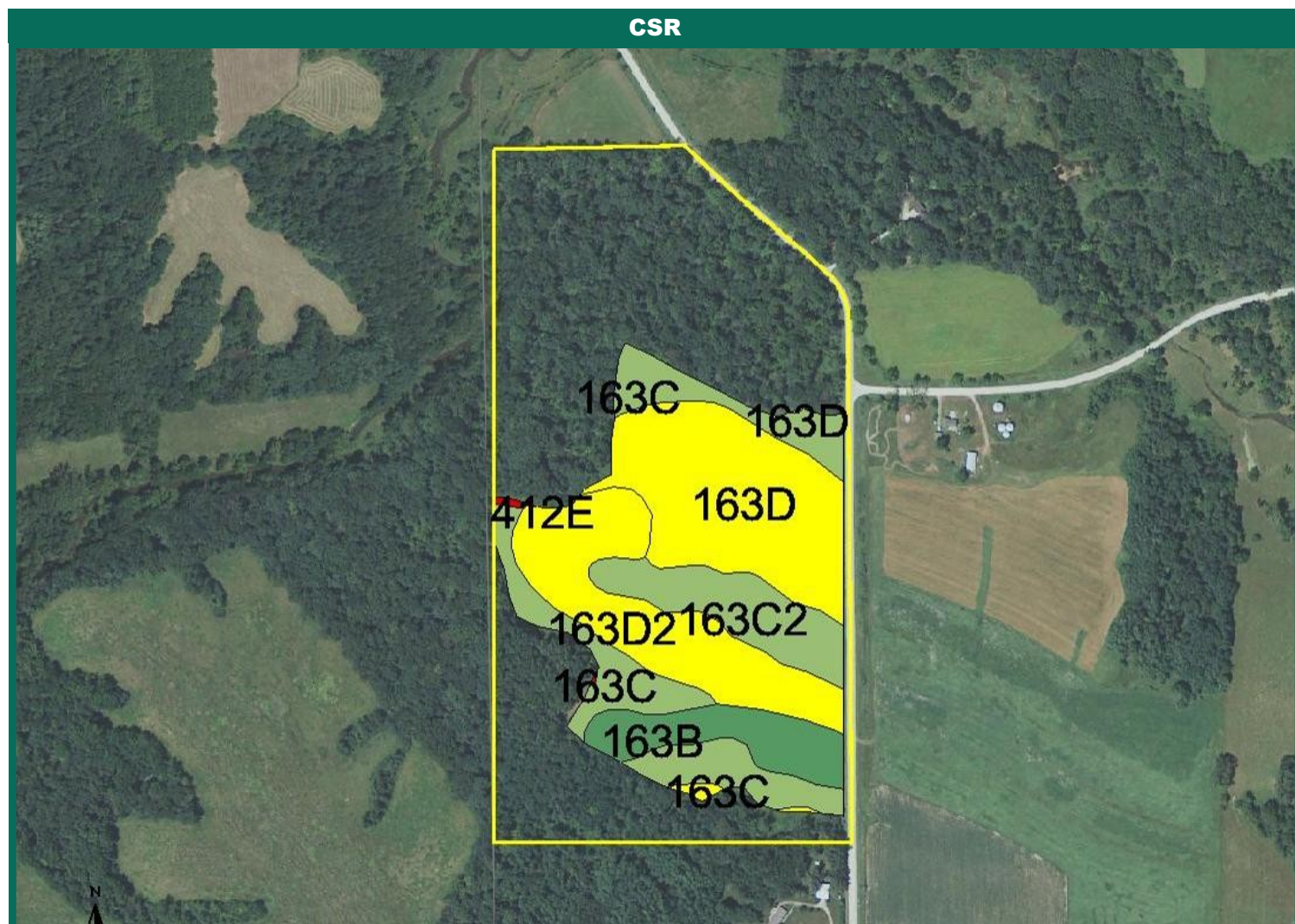
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Soil Map



Measured Tillable Acres		26.7	Average CSR		65.2	Soybean Yield	Acres
					Corn Yield		
Soil Label	Soil Name	CSR					
163B	Fayette silt loam, 2 to 5 percent slope	85			203	55	2.78
163C	Fayette silt loam, 5 to 9 percent slope	70			183	49	5.96
163C2	Fayette silt loam, 5 to 9 percent slope	68			180	49	3.24
163D	Fayette silt loam, 9 to 14 percent slope	60			169	46	8.27
163D2	Fayette silt loam, 9 to 14 percent slope	58			166	45	6.41
412E	Emeline loam, 9 to 18 percent slopes	5			95	26	0.06

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65 Acres, Cedar County, IA: Photos



Cropland



Mature Timber



Mature Timber



Mature Timber

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