

# Land For Sale

**ACREAGE:**

**137 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



## Property *Key Features*

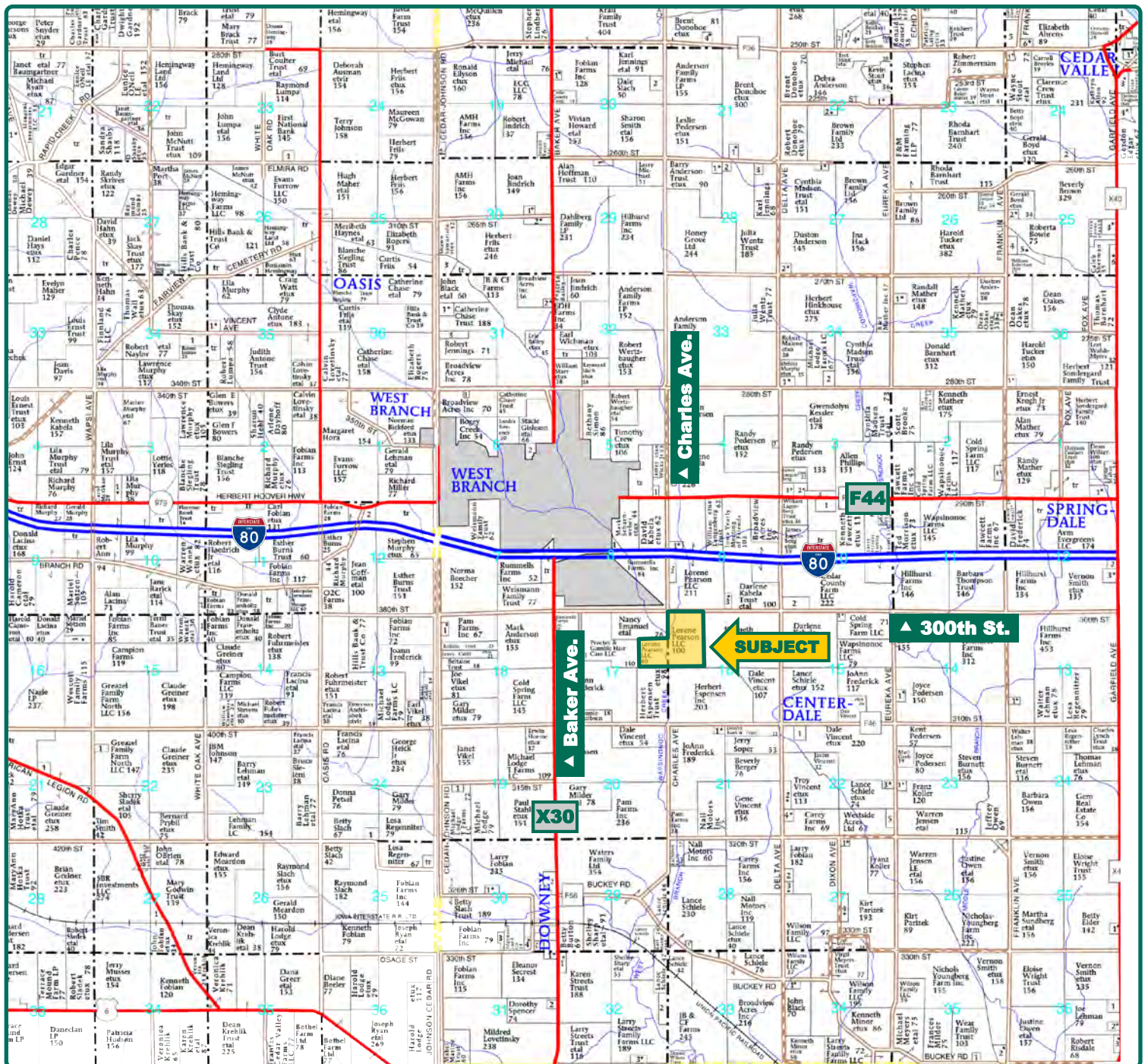
- **Attractive 75.9 CRS2**
- **Good Income-Producing Cedar County Farm**
- **Located Southeast of West Branch**

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<b>Total Acres:</b>	<b>137.00</b>
<b>Crop Acres:</b>	<b>128.50</b>
<b>Corn Base Acres:</b>	<b>71.30*</b>
<b>Bean Base Acres:</b>	<b>33.90*</b>
<b>Soil Productivity:</b>	<b>75.9 CSR2</b>

## Property Information

### 137 Acres, m/l

#### Location

**From West Branch:** ½ mile south on Baker Ave and 1 mile east on 300th St. Farm is located on the south side of the road.

#### Legal Description

That part of the NW¼ of Section 16 and the SE¼ of the NE¼ of Section 17; all located in Township 79 North, Range 4 West of the 5<sup>th</sup> P.M., Cedar County, Iowa.

#### Price & Terms

- \$1,150,800
- \$8,400/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

Negotiable. Subject to the 2018 Cash Rent Lease.

#### Real Estate Tax

Taxes Payable 2017 - 2018: \$3,840.00 Net  
Taxable Acres: 136.12  
Tax per Net Taxable Acre: \$28.21

#### FSA Data - Estimated

Part of Farm Number 1641, Tract 263  
Crop Acres: 128.5  
Corn Base Acres\*: 71.3  
Corn PLC Yield: 143 Bu.  
Bean Base Acres\*: 33.9  
Bean PLC Yield: 45 Bu.  
*\*Bases are estimated pending parcel split.  
The local FSA office will determine final Bases.*

#### Soil Types/Productivity

Primary soils are Colo, Tama and Ely. CSR2 on the FSA crop acres is 75.9 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Gently rolling to rolling.

#### Drainage

The current tenant has installed a significant amount of tile.

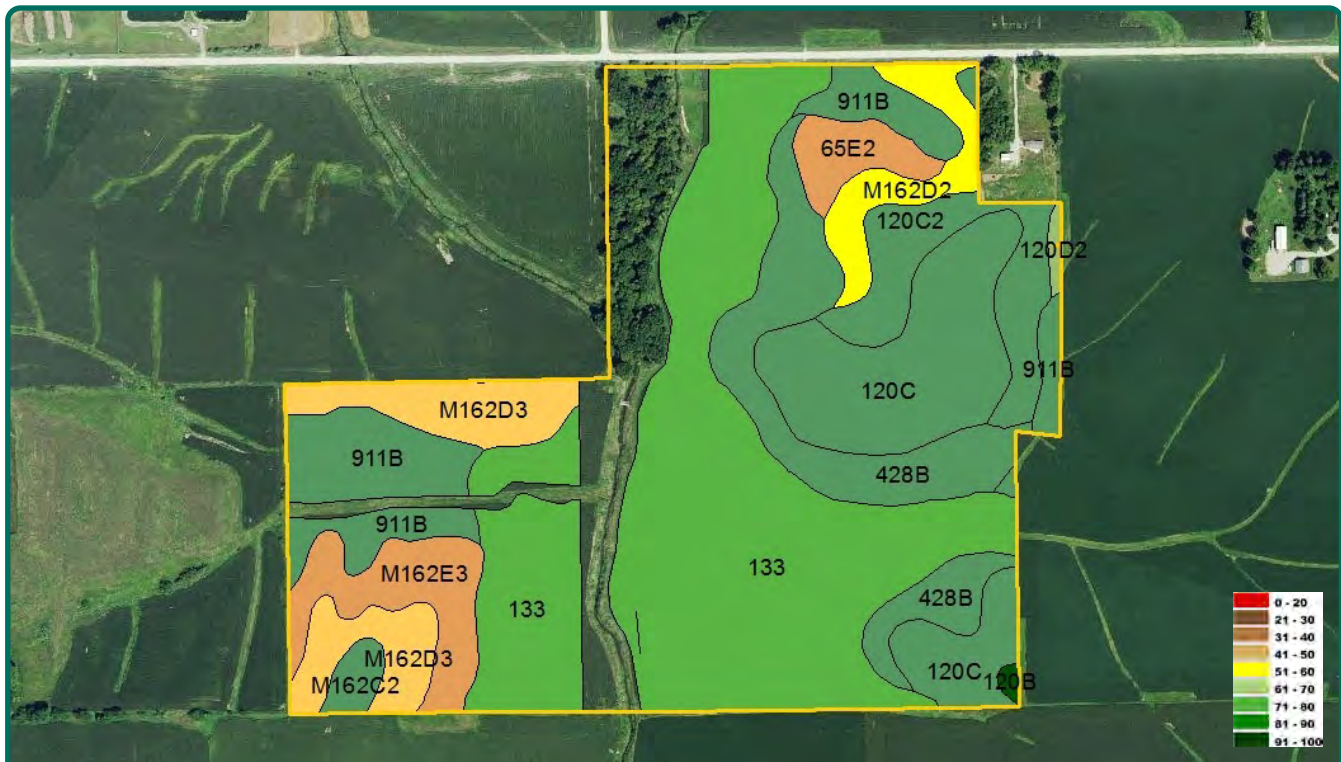
#### Solid Waste

There is some solid waste buried in the NE portion of the farm.

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Measured Tillable Acres		128.5	Avg. CSR		76.8	Avg. CSR2		75.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non Irr Class	Acres		
133	Colo silty clay loam, 0 to 2 percent	80	78	40.1%	IIw	51.55		
120C	Tama silty clay loam, 5 to 9 percent	80	90	13.8%	IIle	17.78		
428B	Ely silty clay loam, 2 to 5 percent	93	88	10.9%	Ile	13.96		
911B	Colo-Ely complex, 0 to 5 percent	85	83	9.6%	IIw	12.37		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	5.8%	IIle	7.44		
M162D2	Downs silt loam, till plain, 9 to 14	0	57	3.5%	IVe	4.50		
65E2	Lindley loam, 14 to 18 percent	24	31	2.4%	VIle	3.07		
M162C2	Downs silt loam, till plain, 5 to 9	0	82	1.0%	IIle	1.3		
120D2	Tama silty clay loam, 9 to 14 percent	68	62	0.3%	IIle	0.4		
120B	Tama silty clay loam, 2 to 5 percent	95	95	0.2%	Ile	0.3		
M162D3	Downs silty clay loam, till plain, 9 to	0	50	7.2%	IVe	9.3		
M162E3	Downs silty clay loam, till plains, 14	0	39	5.1%	VIle	6.6		

## Additional Parcel for Sale

Seller has an additional 131 acres available for sale directly north of this property. See additional aerial.

## Comments

A good income-producing Cedar County farm.

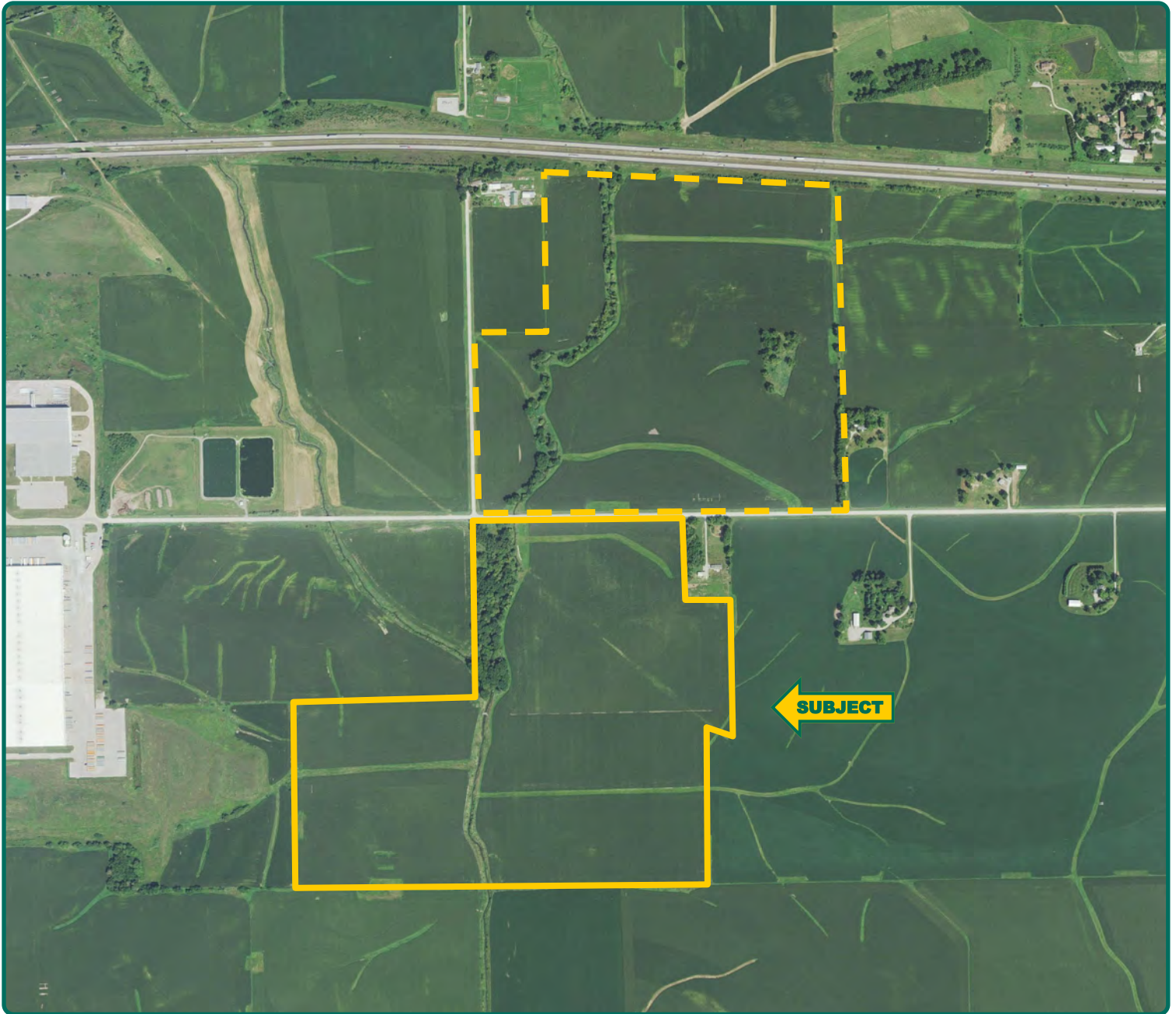
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate.*

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