

Land For Sale

ACREAGE:

131 Acres, m/l

LOCATION:

Cedar County, IA



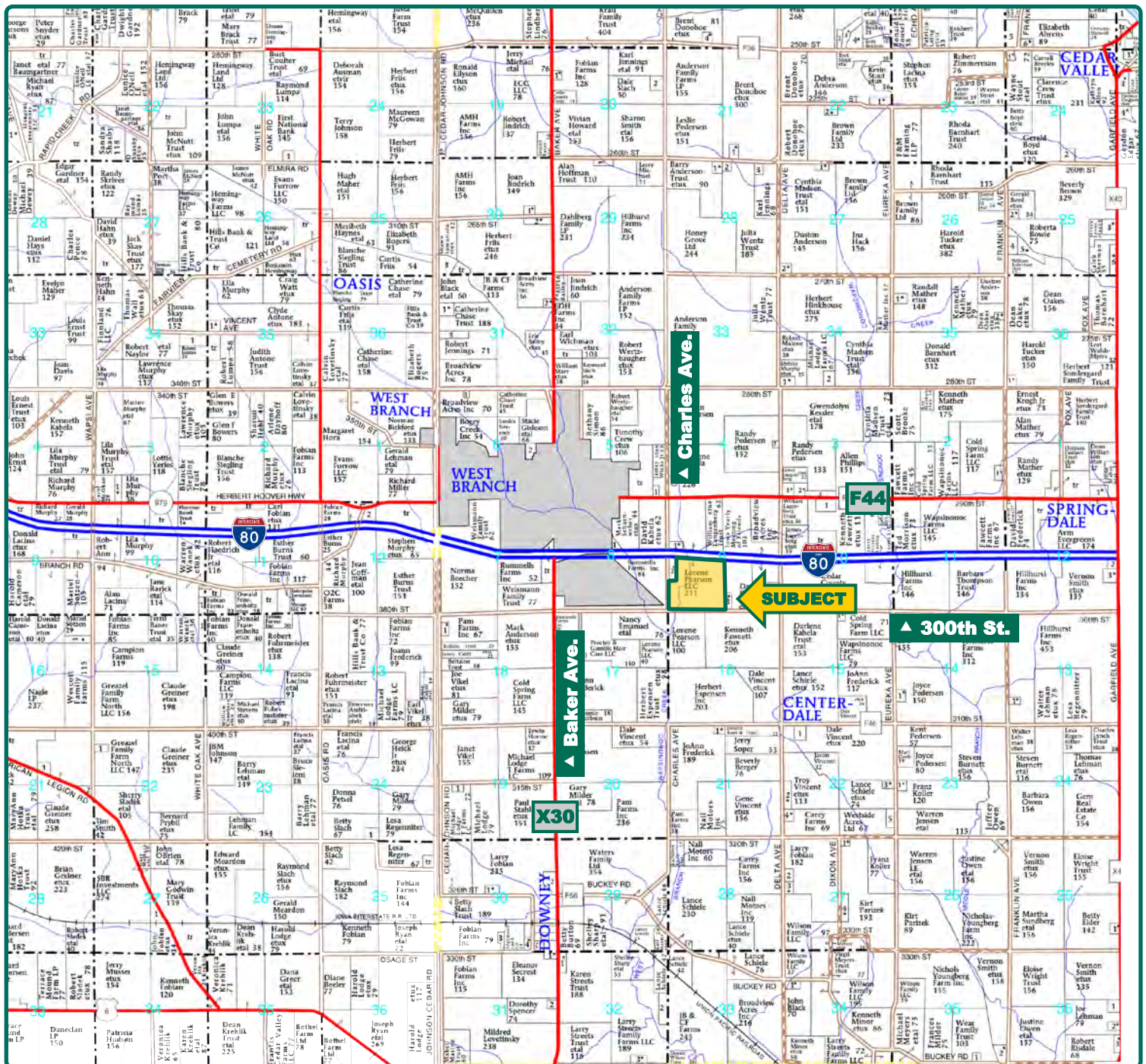
Property *Key Features*

- **Attractive 70.4 CSR2**
- **Good Income-Producing Cedar County Farm**
- **Located East of West Branch**

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Total Acres:	131.00
Crop Acres:	125.50
Corn Base Acres:	69.70*
Bean Base Acres:	33.10*
Soil Productivity:	70.4 CSR2

Property Information

131 Acres, m/I

Location

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

Legal Description

That part of the SW¼ of Section 9, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$1,021,800
- \$7,800/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: \$3,436.00
Net Taxable Acres: 130.49
Tax per Net Taxable Acre: \$26.33

FSA Data - Estimated

Part of Farm Number 1641, Tract 263
Crop Acres: 125.5
Corn Base Acres*: 69.7
Corn PLC Yield: 143 Bu.
Bean Base Acres*: 33.1
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, Downs and Colo-Ely. CSR2 on the FSA crop acres is 70.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Rolling.

Drainage

The current tenant has installed a significant amount of tile.

Additional Parcel for Sale

Seller has an additional 137 acres available for sale directly south of this property. See additional aerial.

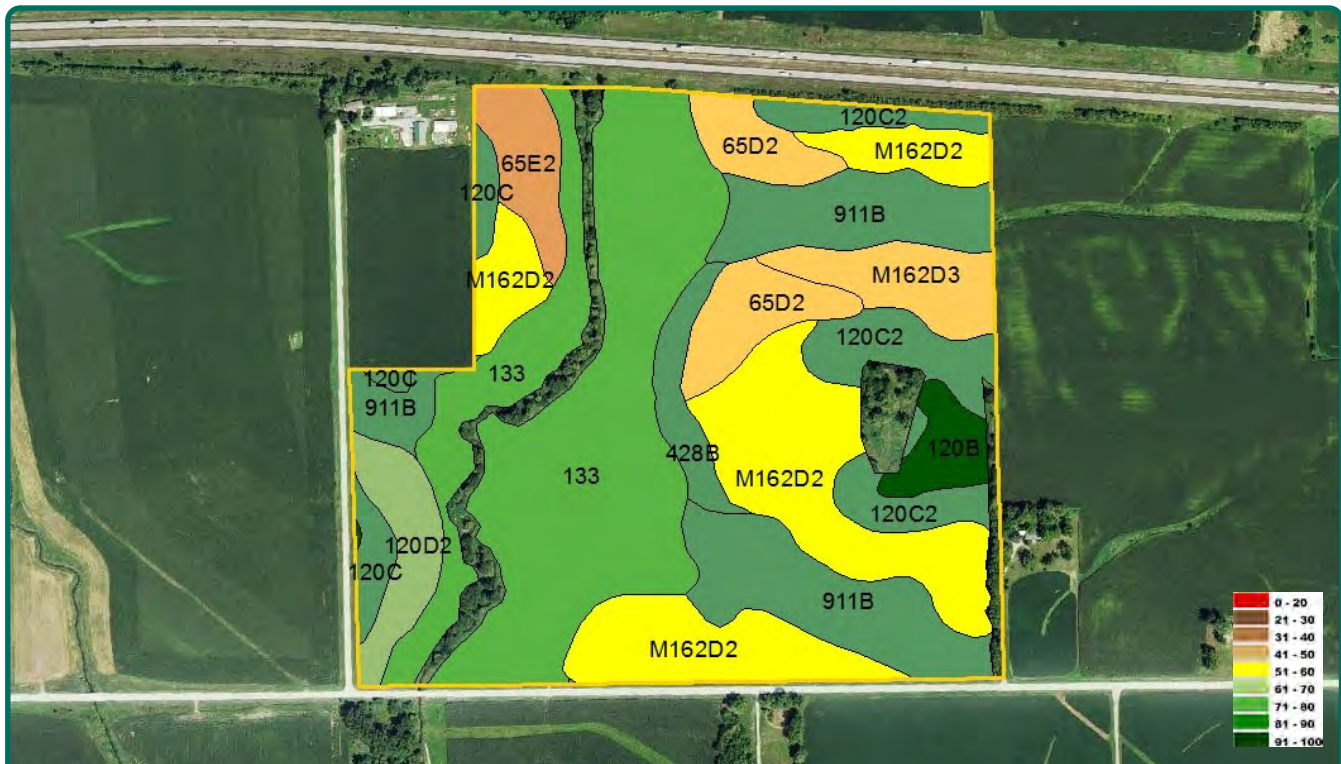
Comments

A good income-producing Cedar County farm.

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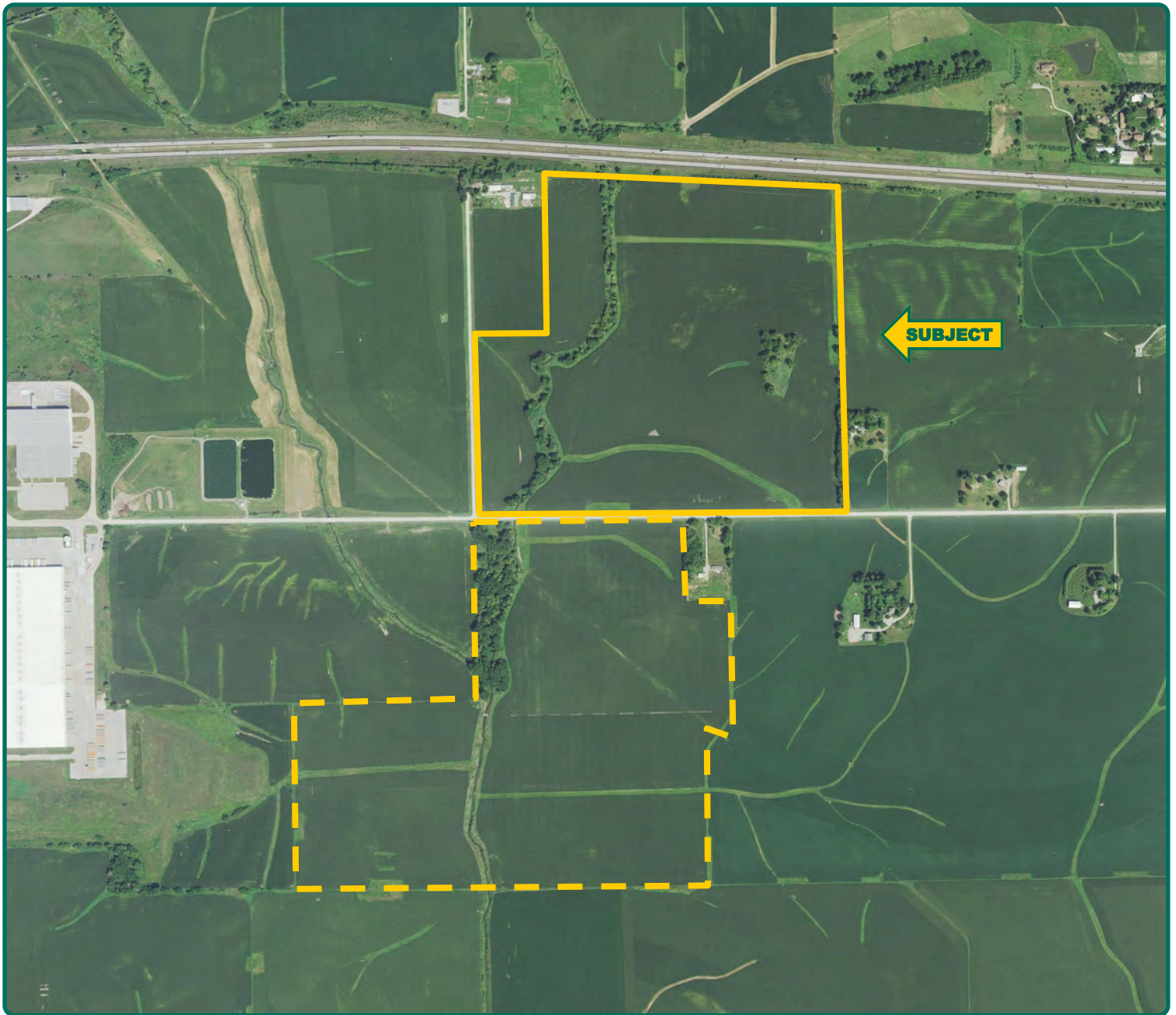
Measured Tillable Acres		125.5	Avg. CSR	71.9	Avg. CSR2	70.4		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
133	Colo silty clay loam, 0 to 2 percent	80	78	31.1%	IIw	39.03		
M162D2	Downs silt loam, till plain, 9 to 14	0	57	21.6%	IVe	27.13		
911B	Colo-Ely complex, 0 to 5 percent	85	83	15.4%	IIw	19.28		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	7.4%	IIIe	9.27		
65D2	Lindley loam, 9 to 14 percent slopes,	38	43	6.1%	IVe	7.71		
120D2	Tama silty clay loam, 9 to 14 percent	68	62	3.7%	IIIe	4.69		
65E2	Lindley loam, 14 to 18 percent	24	31	3.3%	VIe	4.11		
428B	Ely silty clay loam, 2 to 5 percent	93	88	2.5%	Ile	3.2		
120C	Tama silty clay loam, 5 to 9 percent	80	90	2.4%	IIIe	3.0		
120B	Tama silty clay loam, 2 to 5 percent	95	95	2.3%	Ile	2.9		
M162D3	Downs silty clay loam, till plain, 9 to	0	50	4.2%	IVe	5.2		

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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