



# Land For Sale

**ACREAGE:**

**LOCATION:**

**39 Acres, m/l**

**Cedar County, IA**



## **Property** *Key Features*

- 3.5 acre pond
- 16.14 tillable acres
- 77.51 CSR

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**Iowa Township**, Cedar County, IA







**Tillable Acres: 16.14 Ac**  
**Soil Productivity: 77.51 CSR**

## Property Information

**39 Acres, m/l**

### Location

**From I-80:** Take exit 265. Head south on Atalissa Rd for 3.8 miles. Turn right onto 100<sup>th</sup> St and go west 1 mile. Another right onto Jefferson Ave. Go one more mile and Take a third right onto 330 St. The farm is a ¼ mile down the road of the south side.

**From Hwy 6:** Take Hwy 6 to the town of Atalissa. Turn north onto Atalissa Rd. Go north for 2 miles and take a left onto 100<sup>th</sup> St. One mile later take a right onto Jefferson Ave. Go another mile and take a right onto 330<sup>th</sup> St. Go ¼ mile. The farm is located on the south side of the road.

### Legal Description

NE NE 34-79-3

### Approximate Address

1000 330<sup>th</sup> St Atalissa, IA 52720

### Price & Terms

- \$359,500
- \$9,218/acre
- 10% down upon acceptance of offer; balance due in cash at closing
- Closing on or before 11/30/19

### Possession

At closing (farm lease possession 3/1/20)

### Real Estate Tax—Estimated

Taxes Payable 2018 - 2019: \$816.00

Net Taxable Acres: 39.0

Tax per Net Taxable Acre: \$20.92

### FSA Data

Part of Farm Number 973, Tract 1198

FSA/Eff. Crop Acres: 15.6\*

Cert. Grass Acres: 0

Corn Base Acres: 5.7

Corn PLC Yield: 126 Bu.

Bean Base Acres: 9.9

Bean PLC Yield: 42 Bu.

*\*Includes Certified Grass Acres*

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Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
291	Atterberry silt loam, 0 to 2 percent slopes	90	5.1	53.4%
5030	Pits, limestone quarry		0.0	0.0%
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	90	0.1	0.8%
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	82	4.0	42.0%
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	57	0.4	3.7%
Totals for Area of Interest			9.6	100.0%





### **Soil Types/Productivity**

Primary soils in the tillable area are Atterberry and Downs silt loams. CSR based on the Cedar County Assessor site. See soil map for detail.

### **Land Description**

Gently rolling tillable acres surrounded by mature timber and a beautiful pond. There is also a creek flowing eastward through the south most timbered area.

### **Comments**

This is a nice Cedar County farm located less than 2.5 miles from Interstate 80. It consists of 39 total acres. The tillable area is currently in a corn/soybean rotation. An adjoining 40 acres is also available to the south. If the properties sell separately an easement through this parcel will be necessary for access.

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



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