

Land For Sale

ACREAGE:

69.00 Acres, m/l

LOCATION:

Cedar County, IA

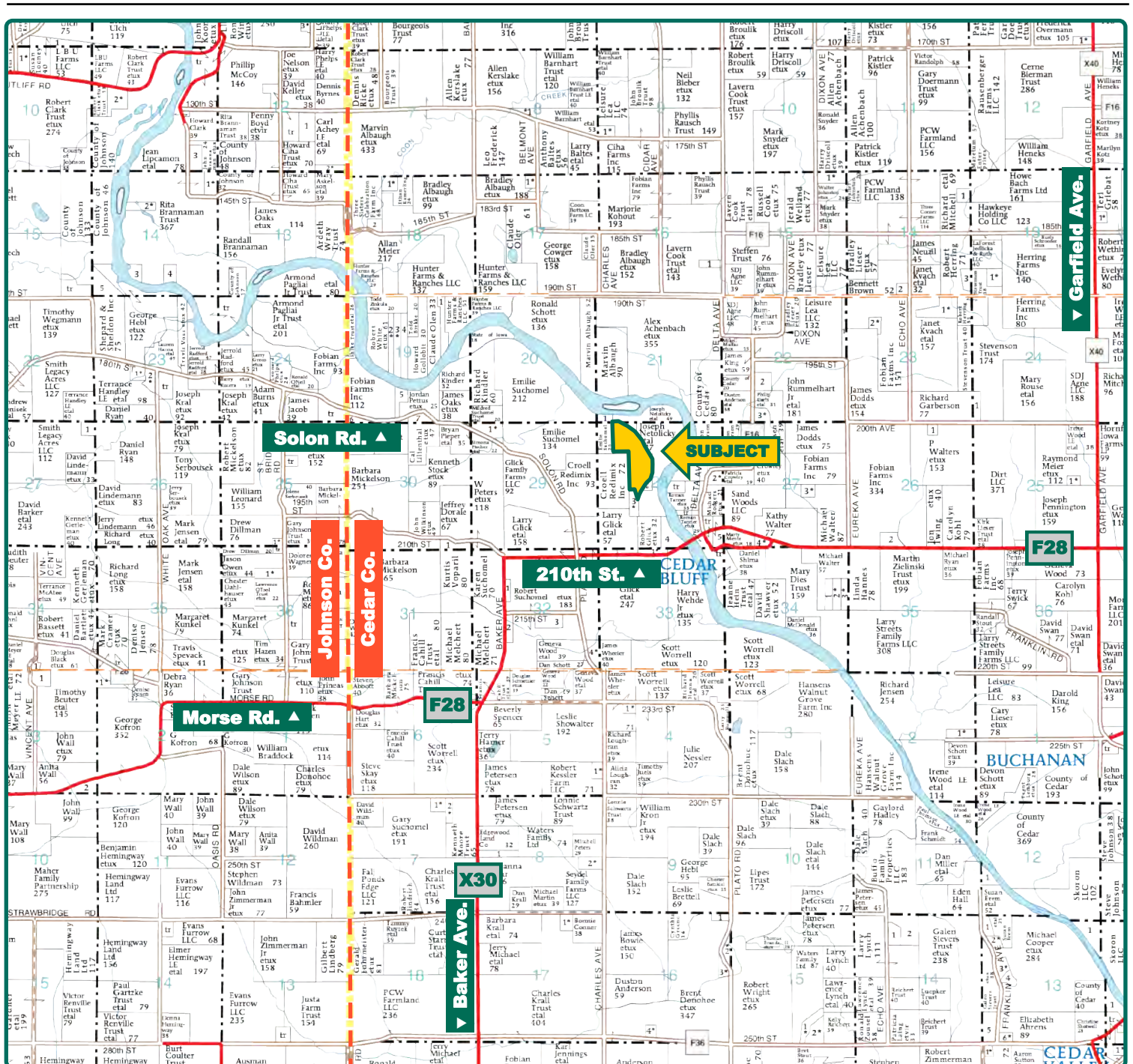


Property *Key Features*

- Located North of West Branch
- 66.70 FSA/Eff. Crop Acres with a 56.40 CSR2
- Good Income-Producing Farm

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FSA/Eff. Crop Acres:	66.70
Corn Base Acres:	9.00
Oat Base Acres:	2.10
Soil Productivity:	56.40 CSR2

Property Information

69.00 Acres, m/l

Location

From West Branch: 7 miles north on Baker Ave. and continue east onto County Road F28 for 1 mile.

From Mechanicsville: 8½ miles south on Fox Ave./Garfield Ave., 3¾ miles west on County Road F28 and ½ mile north on the private lane right after crossing the river.

Legal Description

Lot 1 of Netolicky's First Addition located in Government Lots 6, 7 and 8 and in the E½ of the NW¼ of the NW¼ of Section 28, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa, as shown in Book 1061 on page 24 in the Cedar County Recorder's Office.

Price & Terms

- \$469,200
- \$6,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2019 - 2020: \$1,514.00
Net Taxable Acres: 68.69
Tax per Net Taxable Acre: \$22.04

FSA Data

Farm Number 3240, Tract 9151
FSA/Eff. Crop Acres: 66.70
Corn Base Acres: 9.00
Corn PLC Yield: 133 Bu.
Oat Base Acres: 2.10
Oat PLC Yield: 67 Bu.

Soil Types/Productivity

Primary soils are Saude, Dickinson and Sparta. CSR2 on the FSA/Eff. crop acres is 56.40. See soil map for detail.

Land Description

Level.

Drainage

Natural.

Access Easement

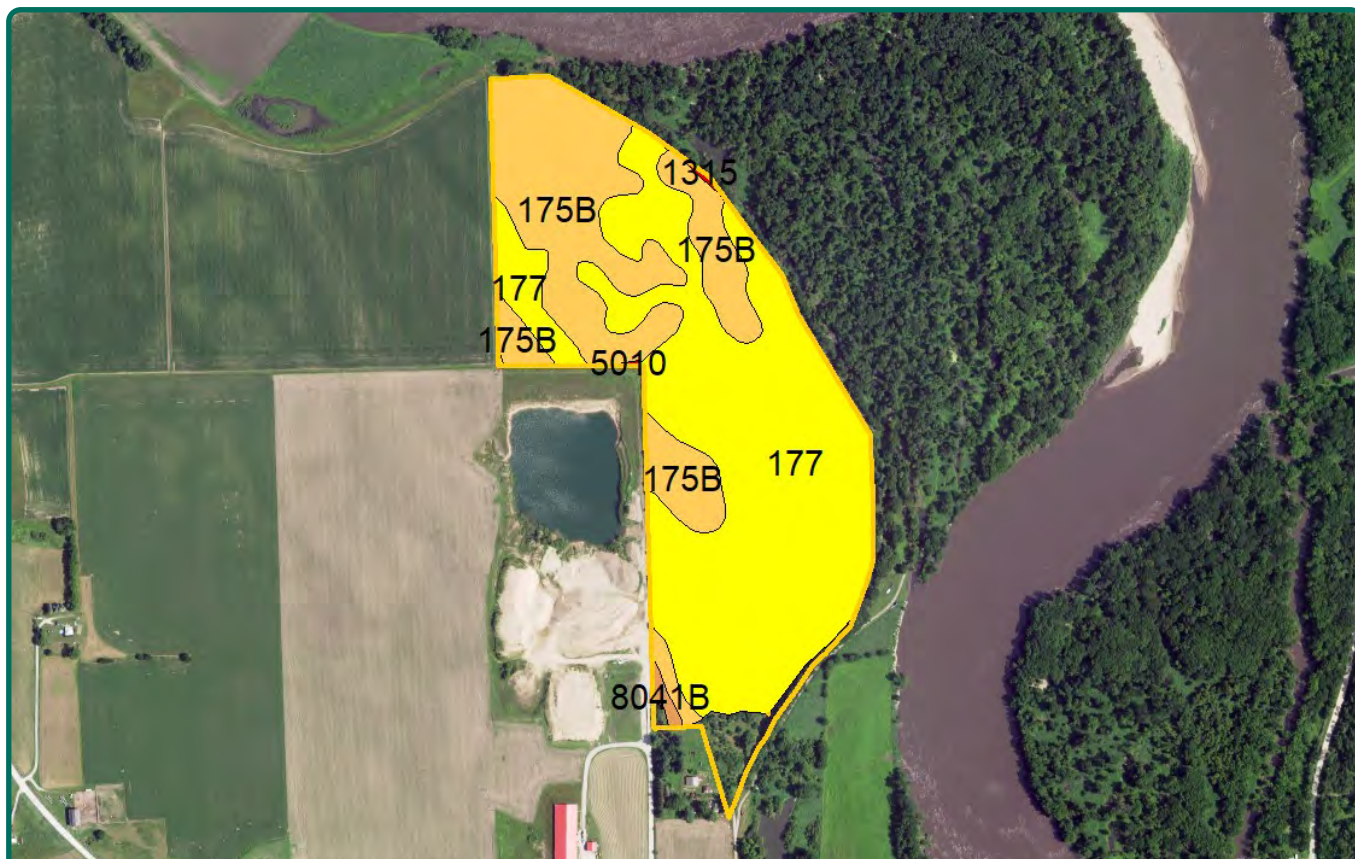
Access to this property is by a 66' wide ingress egress easement. See Easement Map for detail.

Comments

This is a nice 69-acre farm located north of West Branch. The farm lays nice with good eye appeal and provides good income.

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Measured Tillable Acres		66.70	Avg. CSR2		56.40
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
177	Saude loam, 0 to 2 percent slopes	60	65.1%	Ils	43.34
175B	Dickinson fine sandy loam, 2 to 5	50	34.0%	Ille	22.66
8041B	Sparta loamy sand, terrace, 2 to 5	39	0.6%	IVs	0.37
1315	Perks-Spillville complex, 0 to 2	5	0.2%	Vw	0.13
5010	Pits, sand and gravel	0	0.1%		0.05

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. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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