

Land For Sale

ACREAGE:

197.60 Acres, m/l

LOCATION:

Cedar County, IA



Property Key Features

- Located 2½ Miles East of Tipton on State Highway 130
- 92.60 CSR2
- Investment-Quality Farm

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FSA/Eff. Crop Acres:	197.60*
Cert. Grass Acres:	4.20
Corn Base Acres:	140.00*
Bean Base Acres:	56.00*
Soil Productivity:	92.60 CSR2

**Acres are estimated.*

Property Information

197.60 Acres, m/l

Location

From Tipton: 2½ miles east on Highway 130. Farm is located on the south side of the road.

Legal Description

The Fractional W½ of the NW¼ of the NE¼ and the Fractional NE¼ of the NW¼ except Parcel A and except 2.61 acres more or less, west of Parcel A in the Northwest corner of the Fractional NE¼ of the NW¼, all of the above in Section 3, Township 80 North, Range 2 West of the 5th PM, Cedar County, Iowa. The SW¼ of the NE¼ and the S½ of the NW¼ and the Fractional NW¼ of the NW¼ except Parcel B and except 4.15 acres more or less south and adjacent to Parcel B, all of the above in Section 3, Township 80

North, Range 2 West of the 5th PM, Cedar County, Iowa. Seller is selling three parcels off this farm that will be surveyed.

Price & Terms

- \$2,341,560
- \$11,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Subject to 2020 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$7,390.24*
Net Taxable Acres: 197.60*
Tax per Net Taxable Acre: \$37.40*
**Taxes estimated pending survey of adjoining parcels. Cedar County Treasurer/Assessor will determine final tax figures.*

FSA Data

Part of Farm Number 3804
Tracts 8969 & 8966
FSA/Eff. Crop Acres: 197.60*
Cert. Grass Acres: 4.20
Corn Base Acres: 140.00*
Corn PLC Yield: 156 Bu.
Bean Base Acres: 56.00*
Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Muscatine. CSR2 on the estimated FSA/ Eff. crop acres is 92.60. See soil map for detail.

Land Description

Level to gently rolling.

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Measured Tillable Acres		197.60	Avg. CSR2		92.60	
			Percent	Non_Irr		
Soil Label	Soil Name	CSR2	of Field	Class	Acres	
120B	Tama silty clay loam, 2 to 5 percent	95	54.6%	Ile	107.74	
120C	Tama silty clay loam, 5 to 9 percent	90	22.9%	IIle	45.26	
911B	Colo-Ely complex, 0 to 5 percent	86	14.6%	IIw	28.80	
119B	Muscatine silty clay loam, 2 to 5	95	3.9%	Ile	7.76	
119	Muscatine silty clay loam, 0 to 2	100	3.1%	Iw	6.12	
133	Colo silty clay loam, 0 to 2 percent	78	0.8%	IIw	1.55	
120C2	Tama silty clay loam, 5 to 9 percent	87	0.1%	IIle	0.23	
221	Klossner muck, 1 to 4 percent	48	0.0%	IIIw	0.14	

Drainage

Some tile in waterways. No maps are available.

Comments

Investment-quality farm located on State Highway 130.

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. 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.

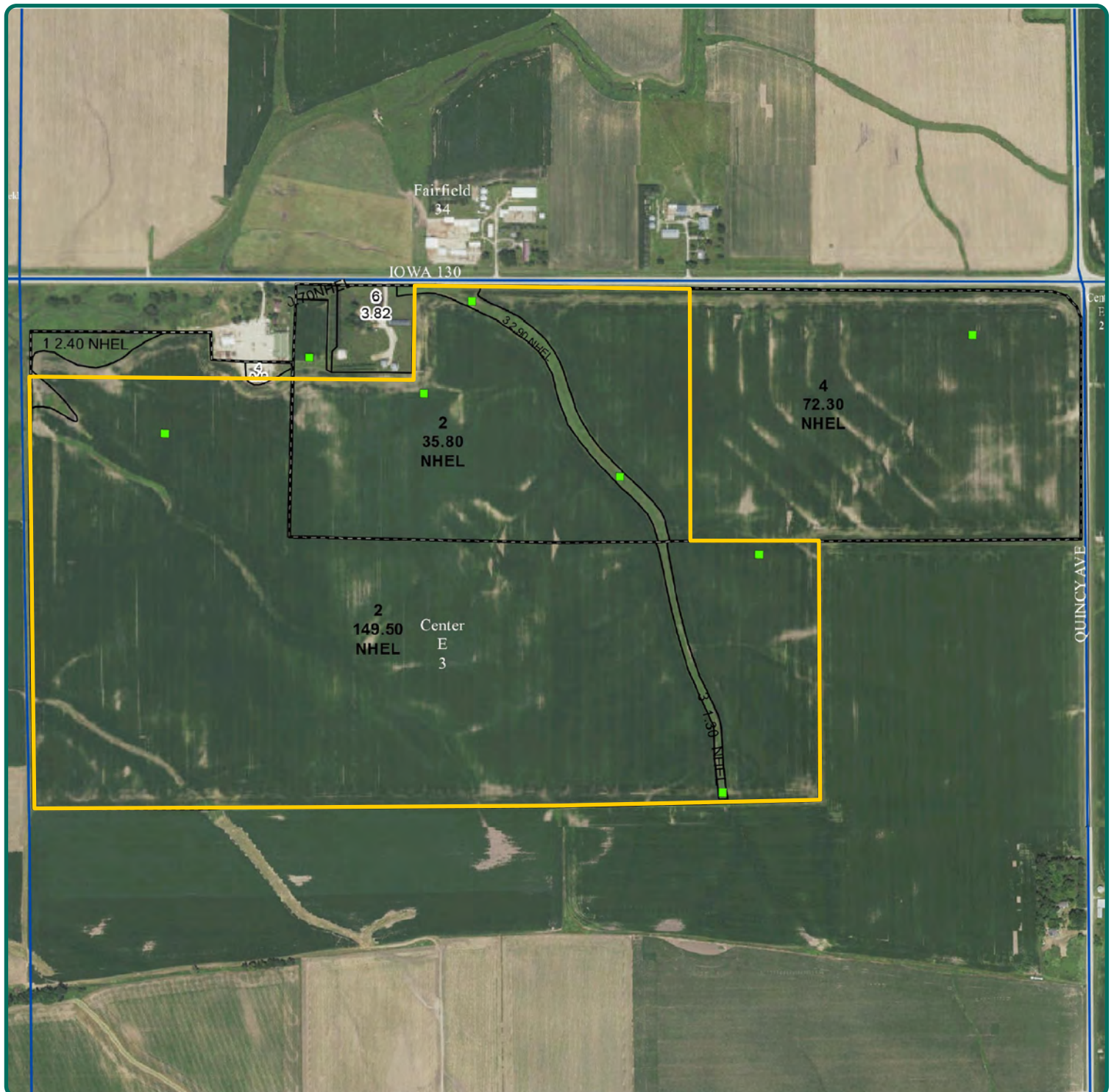
Buildings/Improvements

None.

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