

# Land For Sale

**ACREAGE:**

**41.90 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



## Property *Key Features*

- Desirable Building Site Located South of Tipton
- Located on a Hard-Surface Road
- Attractive Timber and Creek

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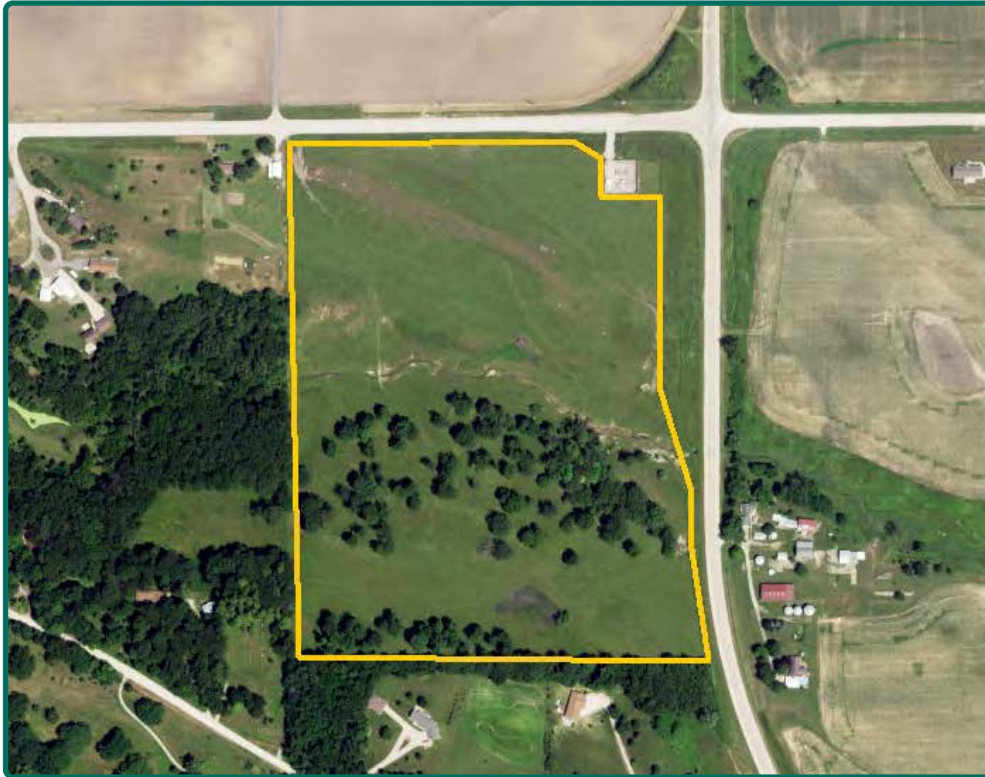
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<b>FSA/Eff. Crop Acres:</b>	<b>0.00</b>
<b>Pasture Acres:</b>	<b>41.90</b>
<b>Soil Productivity:</b>	<b>43.30 CSR2</b>

## Property Information

**41.90 Acres, m/l**

### Location

**From Tipton:** 6 miles south on Highway 38 to 290th St. The farm is located at the corner of 290th Street and Highway 38.

### Legal Description

The NE 41.9 taxable acres in the E½ of the NE¼ located in Section 12, Township 79 North, Range 3 West of the 5<sup>th</sup> P.M., Cedar County, Iowa.

### Price & Terms

#### PRICE REDUCED!

- ~~\$299,585~~ \$280,730
- \$7,150/acre \$6,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2020 - 2021: \$524.00  
Net Taxable Acres: 41.90  
Tax per Net Taxable Acre: \$12.51

### FSA Data

Part of Farm Number 1537, Tract 1378  
FSA/Eff. Crop Acres: 0.00  
Pasture Acres: 41.90

### Soil Types/Productivity

Primary soils are Chelsea, Ackmore-Nodaway, and Fayette-Chelsea. CSR2 on the pasture acres is 43.30. See soil map for detail.

### Land Description

Gently rolling.

### Drainage

Natural.

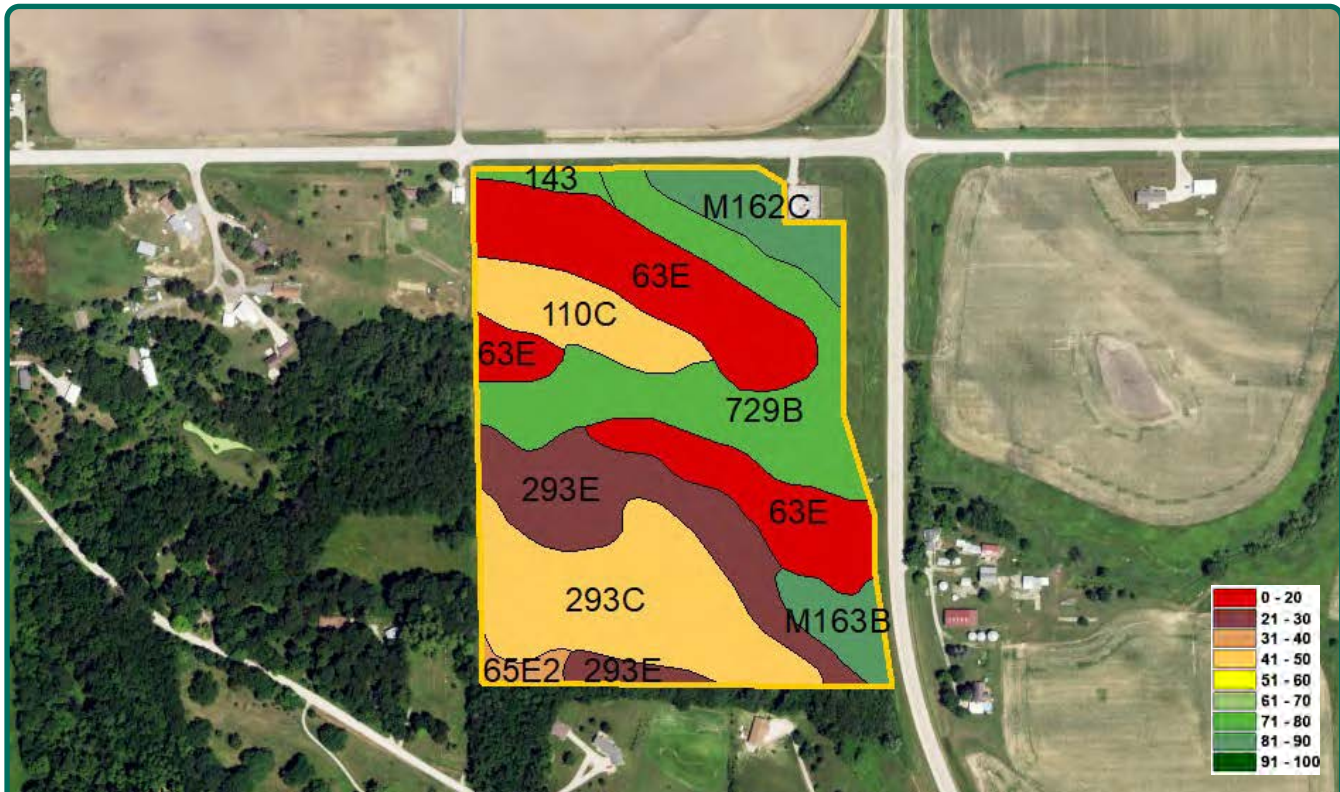
### Comments

Desirable building site located south of Tipton. This is an all-around attractive property on a hard-surface road with a creek and timber.

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Measured Pasture Acres		41.90		Avg. CSR2		43.30	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
63E	Chelsea loamy fine sand, 9 to 18	5	25.8%	Vlls	10.79		
729B	Ackmore-Nodaway complex, 2 to 5	80	20.4%	Ilw	8.55		
293C	Fayette-Chelsea-Tell complex, 5 to 9	48	19.2%	Ille	8.06		
293E	Fayette-Chelsea-Tell complex, 9 to 18	24	15.2%	IVe	6.38		
110C	Lamont fine sandy loam, 2 to 9	47	7.3%	Ille	3.07		
M162C	Downs silt loam, till plain, 5 to 9	85	5.7%	Ille	2.38		
M163B	Fayette silt loam, till plain, 2 to 5	84	3.8%	Ile	1.59		
143	Brady sandy loam, 0 to 2 percent	71	1.3%	Ilw	0.5		
65E2	Lindley loam, 14 to 18 percent slopes,	31	1.2%	Vle	0.5		

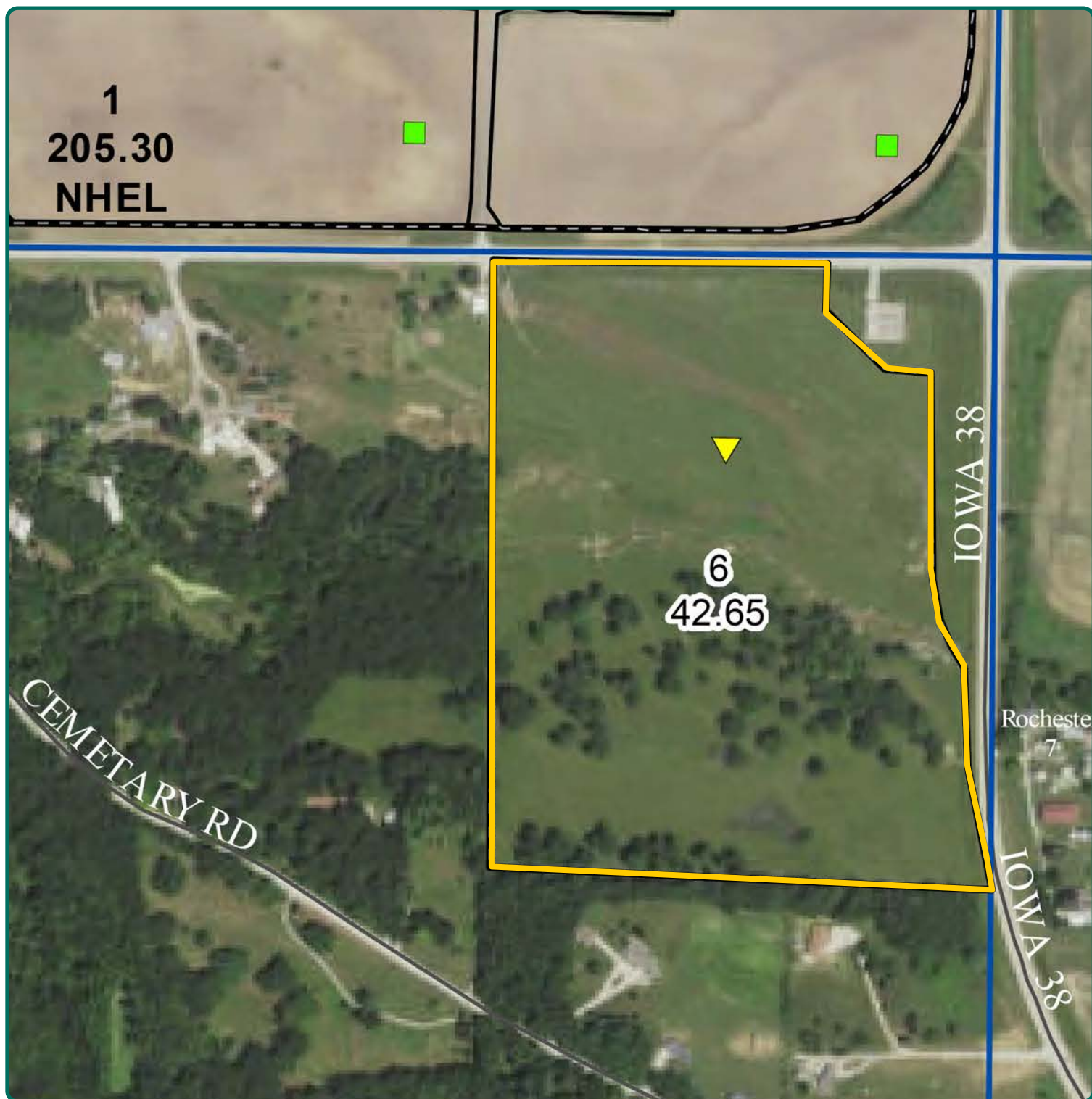
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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