

Land For Sale

ACREAGE:

194.33 Acres, m/l

LOCATION:

Cedar County, IA



Property Key Features

- Located on the Northwest Edge of Stanwood, Iowa
- Highly Productive Farm Located on Highway 38
- 199.63 FSA/Eff. Crop Acres With an 87.89

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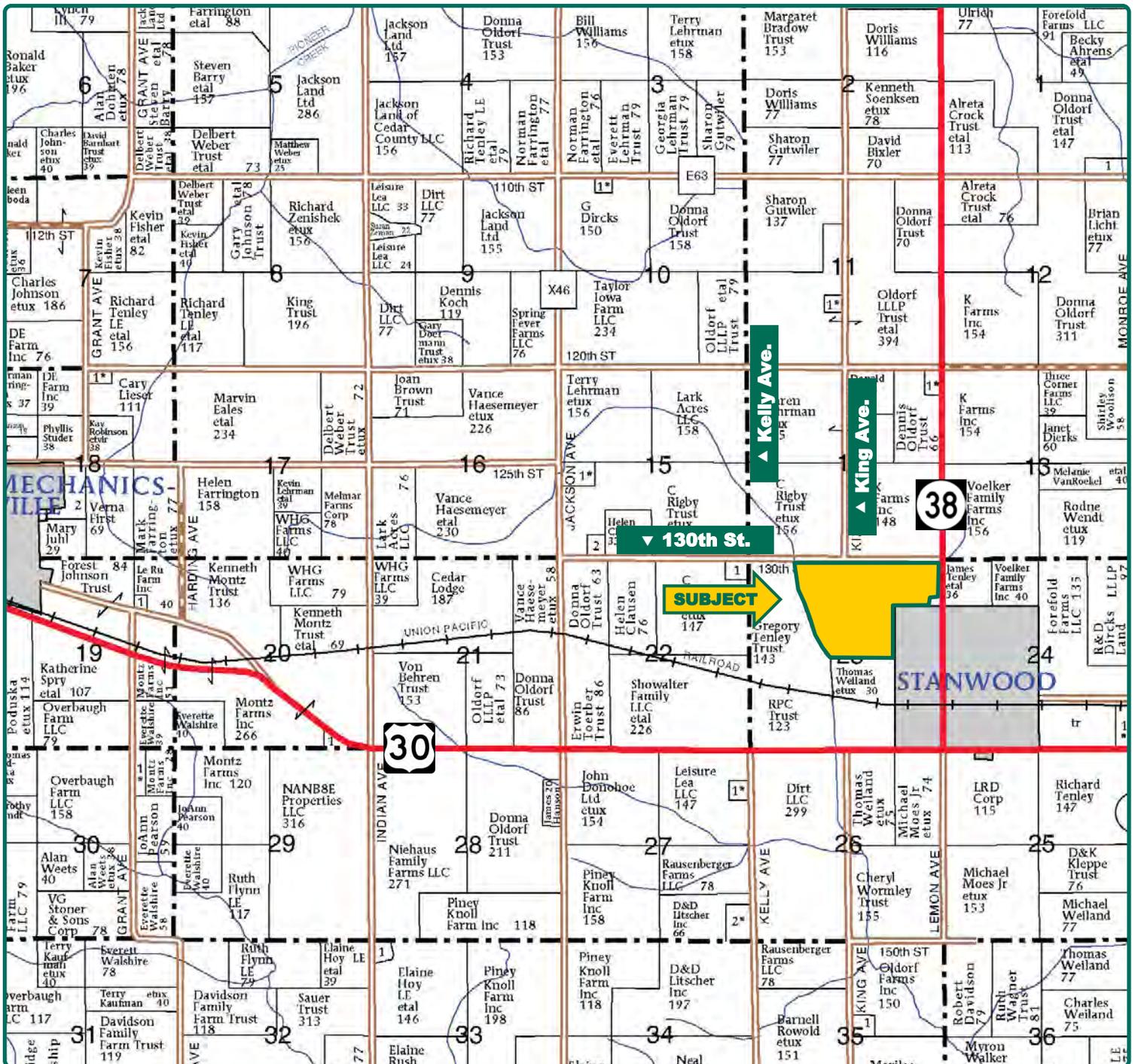
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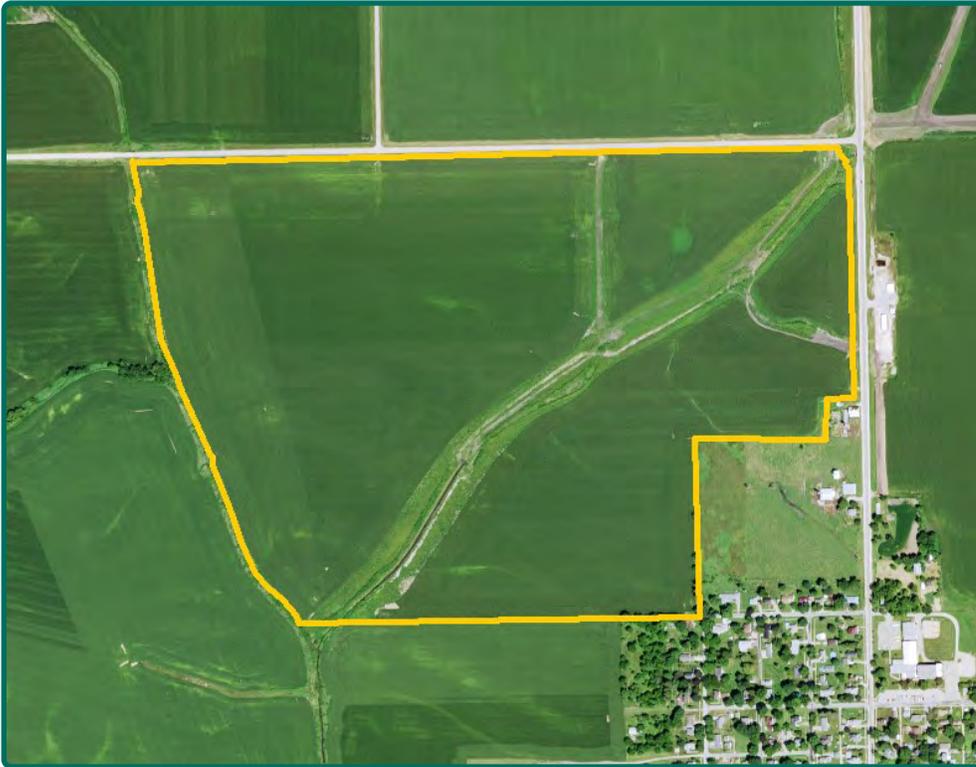


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FSA/Eff. Crop Acres:	199.63
Cert. Grass Acres:	5.43
Corn Base Acres:	135.70
Bean Base Acres:	50.70
Soil Productivity:	87.89 CSR2

Property Information

194.33 Acres, m/l

Location

From Stanwood: ¼ mile north on State Highway 38. The farm is located on the west side of the road.

Legal Description

That part of the E½ of the NW¼ lying East of the creek and that part of the NE¼ all located in Section 23 Township 82 North, Range 3 West of the 5th P.M., in Cedar County, Iowa.

Price & Terms

- \$2,672,037.50
- \$13,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2021 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$7,062.00
Net Taxable Acres: 194.33
Tax per Net Taxable Acre: \$36.34

FSA Data

Farm Number 618, Tract 1220
FSA/Eff. Crop Acres: 199.63
Cert. Grass Acres: 5.43
Corn Base Acres: 135.70
Corn PLC Yield: 185 Bu.
Bean Base Acres: 50.70
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo, and Maxmore. CSR2 on the FSA/Eff. crop acres is 87.89. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

This farm is located within the Stanwood Drainage District. There is some tile in this farm. No maps are available.

Water & Well Information

None.

Comments

This is a highly productive Cedar County farm located on the northwest edge of Stanwood with an 87.89 CSR2.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	41.04	20.56	2	95	
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	37.57	18.82	2	78	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	26.86	13.45	3	87	
982	Maxmore silty clay loam, 0 to 2 percent slopes	25.24	12.64	2	92	
884	Klingmore silty clay loam, 1 to 3 percent slopes	13.42	6.72	1	95	
119	Muscatine silty clay loam, 0 to 2 percent slopes	13.28	6.65	1	100	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	12.10	6.06	3	62	
118	Garwin silty clay loam, 0 to 2 percent slopes	9.06	4.54	2	90	
428B	Ely silty clay loam, 2 to 5 percent slopes	7.57	3.79	2	88	
291	Atterberry silt loam, 0 to 2 percent slopes	5.07	2.54	1	90	
911B	Colo-Ely complex, 0 to 5 percent slopes	3.71	1.86	2	86	
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	2.63	1.32	2	95	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.09	1.05	2	95	

Measured Tillable Acres: 199.63

Average CSR2: 87.89

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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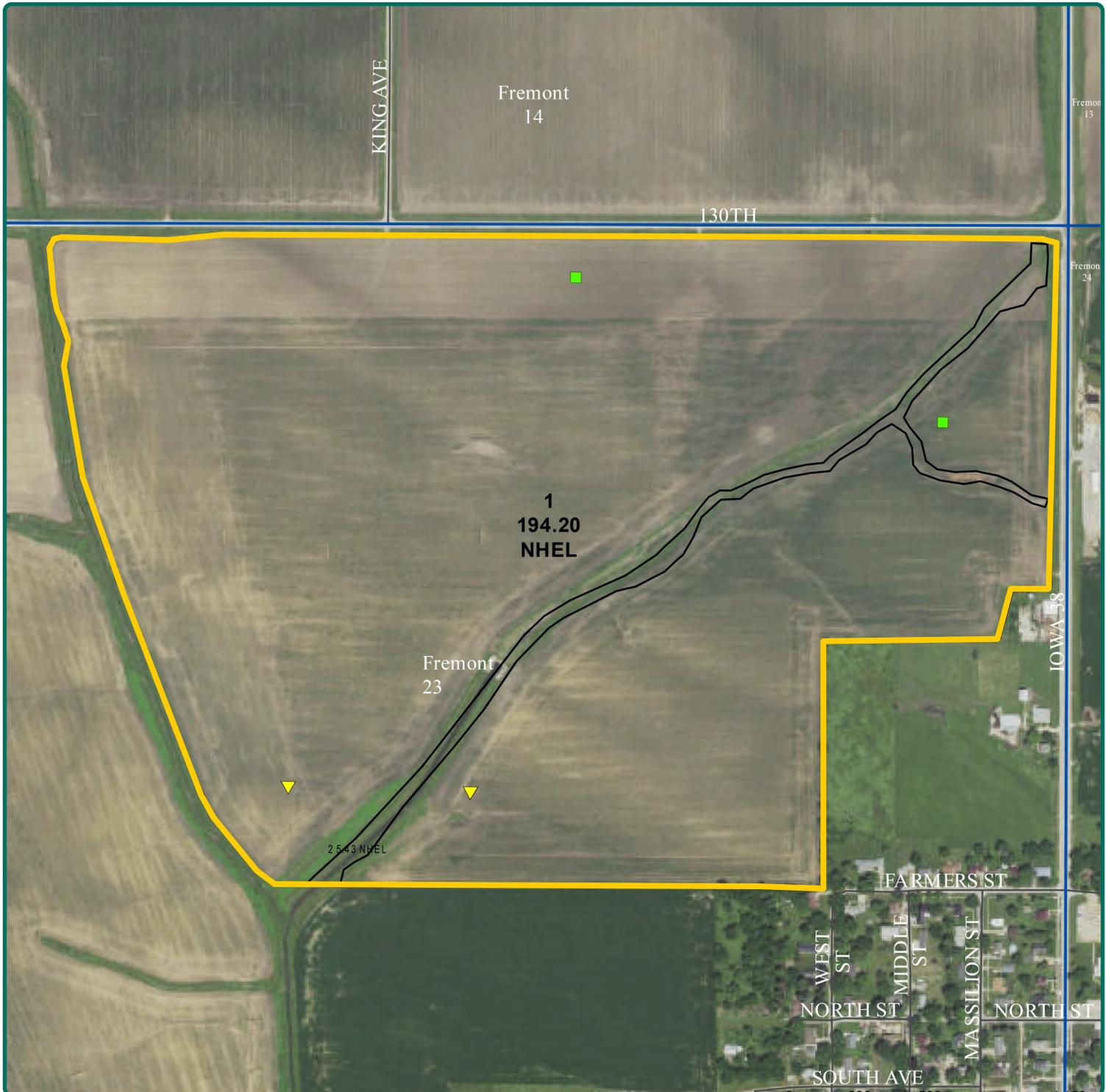
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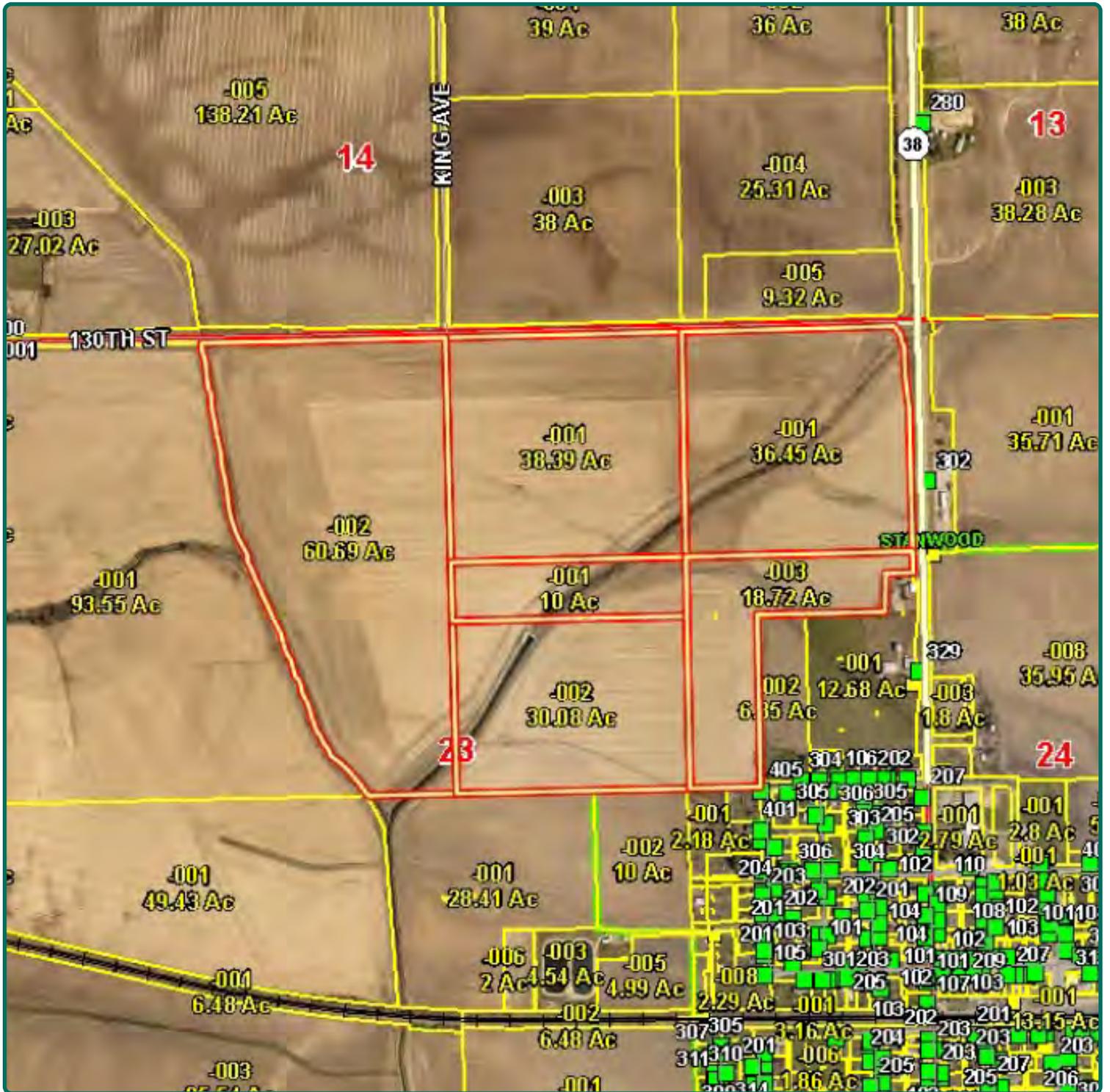
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