

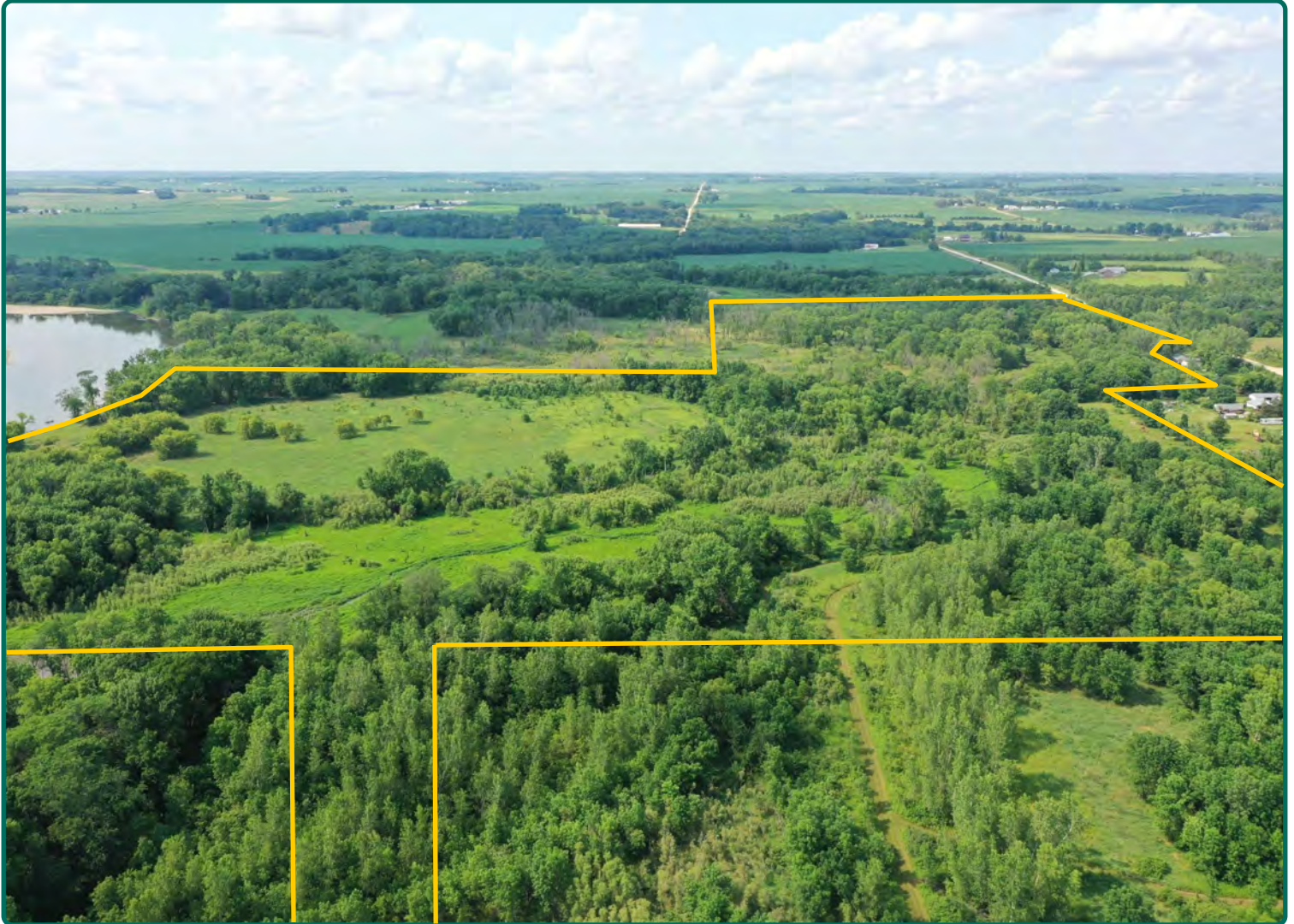
Land For Sale

ACREAGE:

103.33 Acres, m/l

LOCATION:

Cedar County, IA



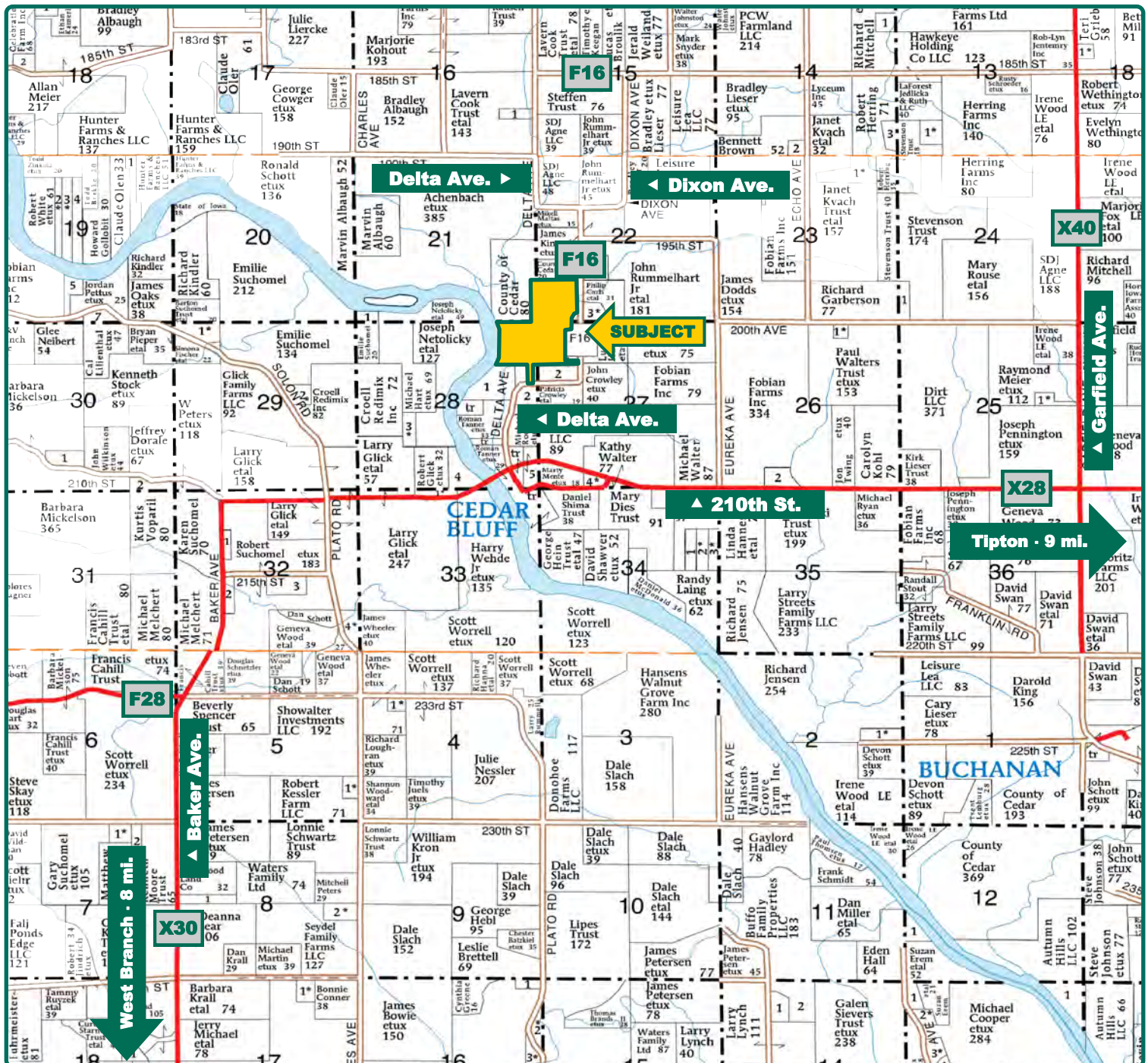
Property *Key Features*

- **Appealing Location Within 30 Minutes of Iowa City**
- **Potential Building Site Opportunity**
- **Unique Recreational Farm with Cedar River Frontage**

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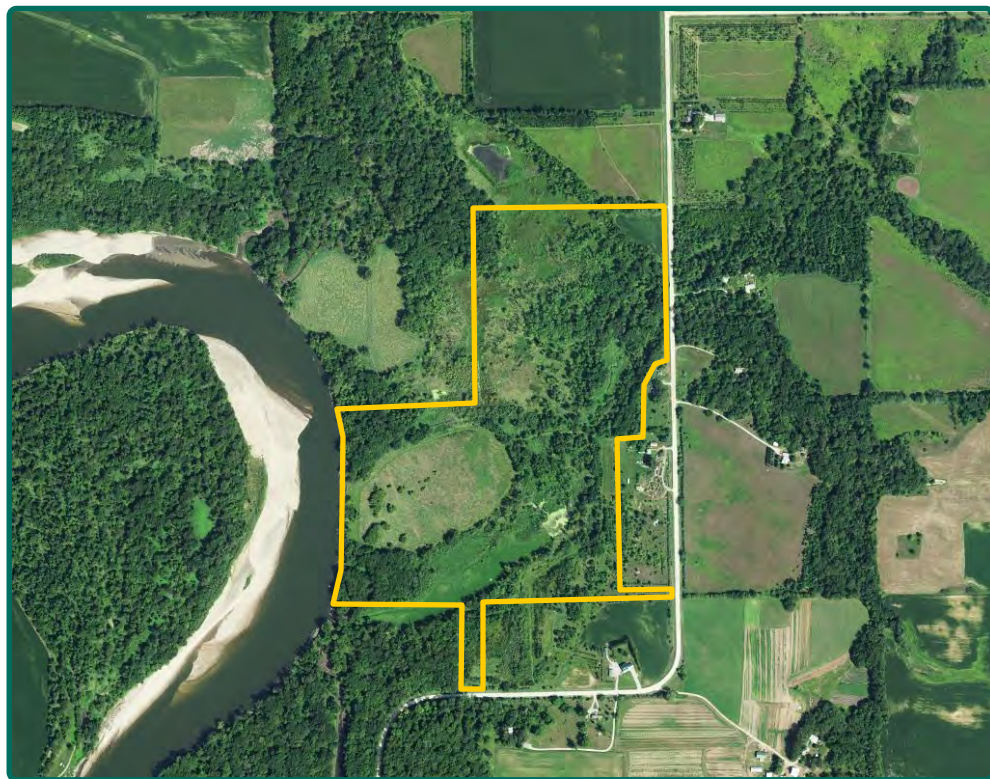


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Forest Reserve Acres:	70.01
FSA/Eff. Crop Acres:	2.50
WRP Acres:	48.17
Corn Base Acres:	2.50

Property Information

103.33 Acres, m/l

Location

From West Branch: North on Baker Avenue 7¼ miles, slight right on 210th Street 1¼ miles, north on Delta Avenue 1 mile. The farm is located on the west side of the road.

From Tipton: West on 210th Street 9¼ miles, north on Delta Avenue 1 mile.

Legal Description

The SW¼ of the SW¼ of Section 22, that part of the NW¼ of the NW¼, except Parcel D and further excepting the N½ of the SW¼ of the NW¼ of Section 27 and that part of the NE¼ of the NE¼ of Section 28; all located in Township 81 North, Range 4 West of the 5th P.M.,

Cedar County, Iowa. Updated abstract to govern.

Price & Terms

- \$464,985
- \$4,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2021 - 2022: \$80.00
Gross Acres: 103.33
Net Taxable Acres: 33.23
Exempt Forest Reserve Acres: 70.01
Tax per Net Taxable Acre: \$2.41
Tax Parcel ID #: 002005223000030, 002005271000020, 002005282000020, 002005282000040

FSA Data

Farm Number 5778, Tract 8628
FSA/Eff. Crop Acres: 2.50
Corn Base Acres: 2.50
Corn PLC Yield: 124 Bu.

WRP Contract

There are 48.17 acres enrolled in WRP. Contact agent for copy of the contract.

Land Description

Level.

Drainage

Natural.

Buildings/Improvements

None.

Water & Well Information

None.

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Farm Access

There is access to the farm on the southeast corner of the property. See Access Map for details.

Easement

The building site east of the property has a shared driveway north of the house. See Access Map for details.

Comments

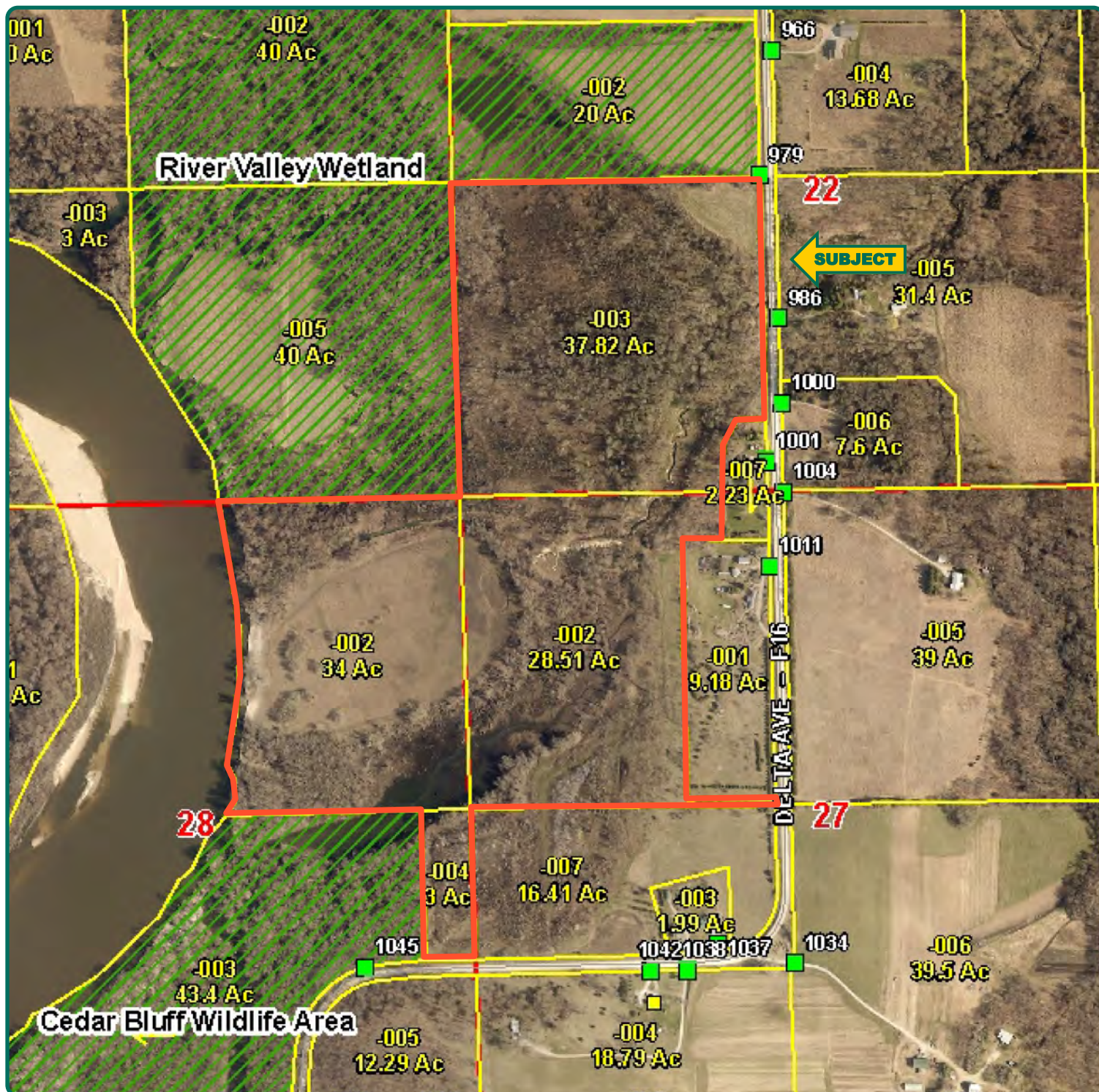
This is a rare recreational farm situated between two public hunting areas including the River Valley Wetland and the Cedar Bluff Wildlife Area. It provides diverse benefits with Cedar River frontage, a potential building site, and is enrolled in two government programs including the Wetland Reserve Program (WRP) and the Forest Reserve.

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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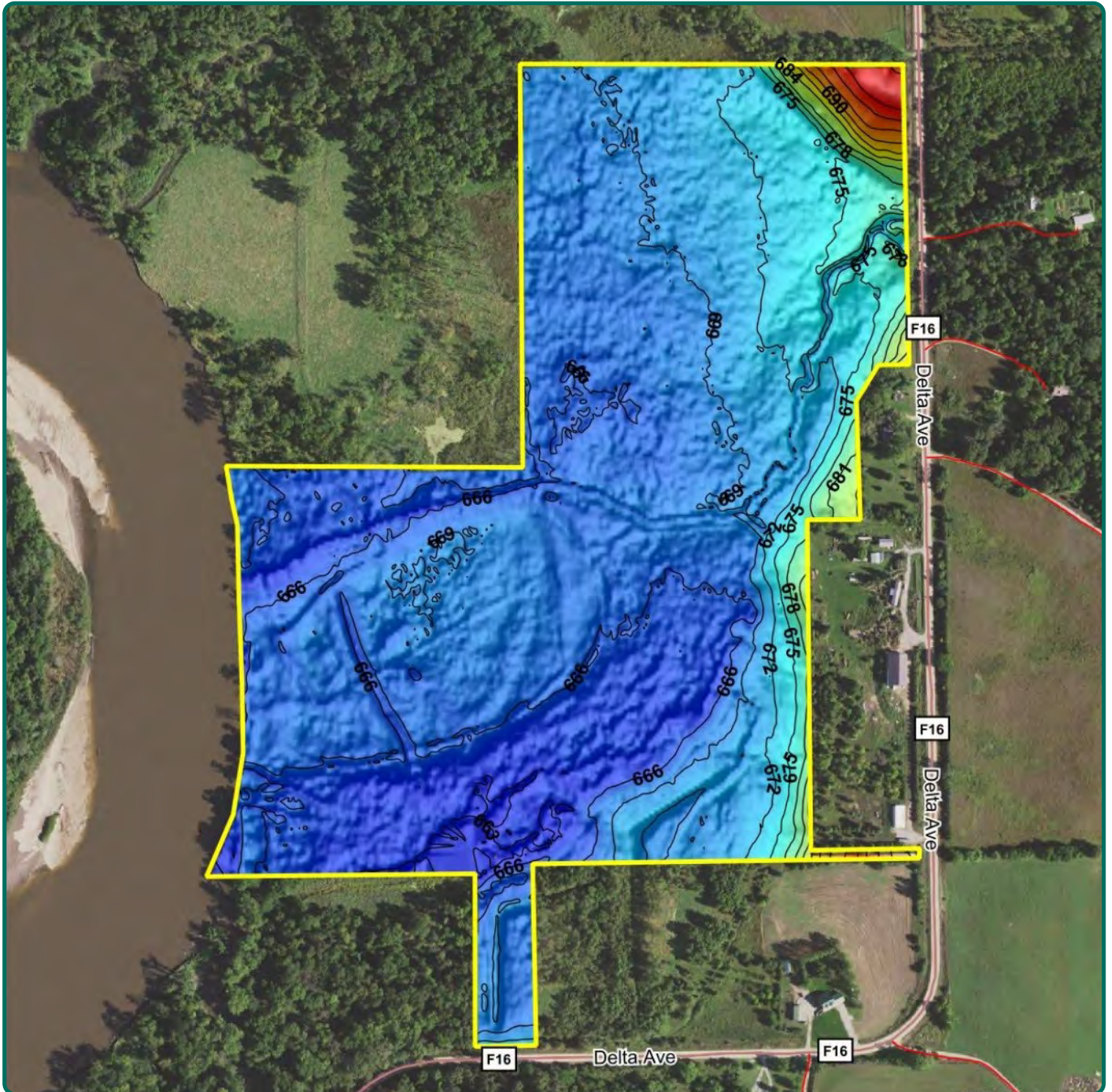
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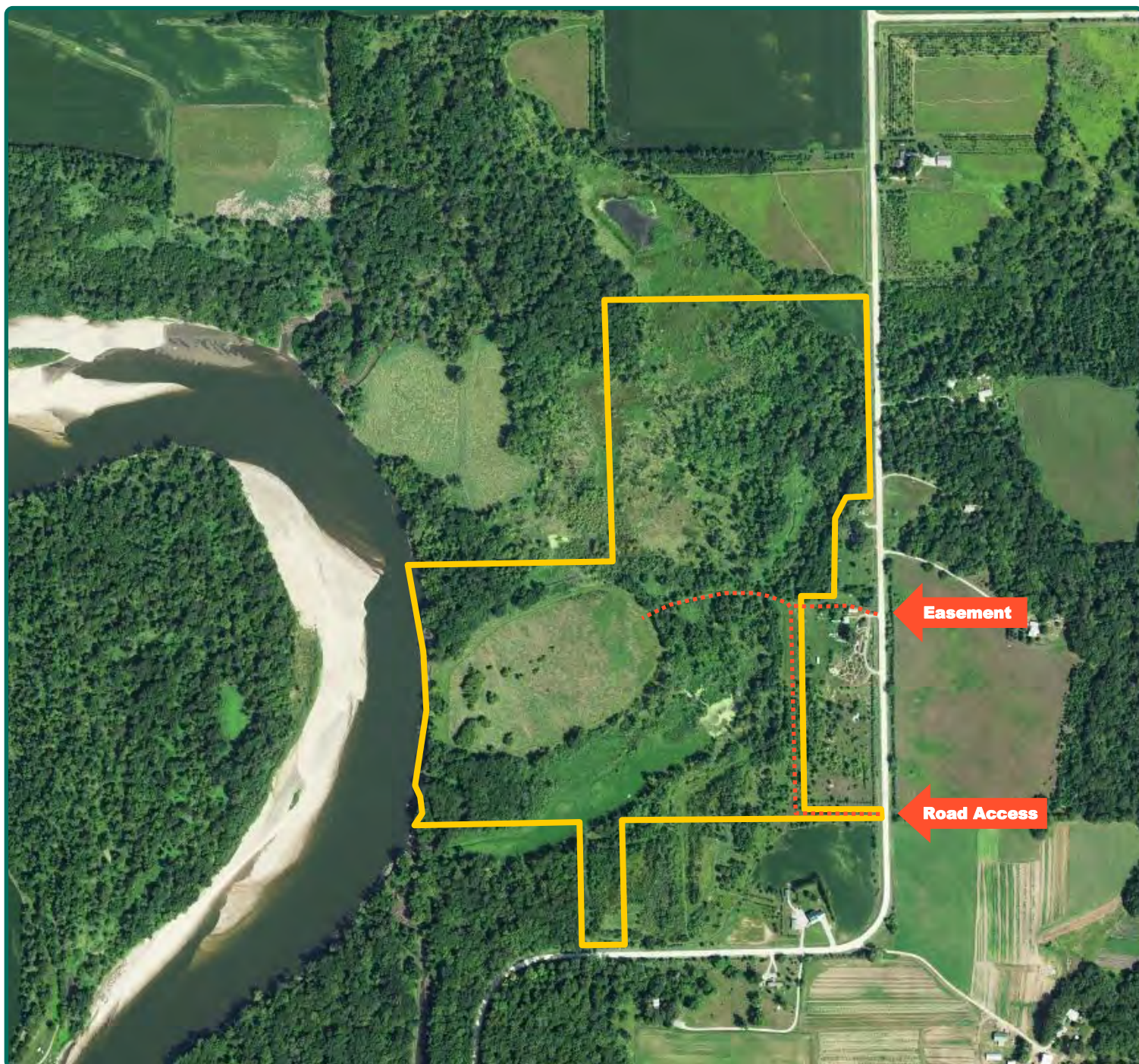
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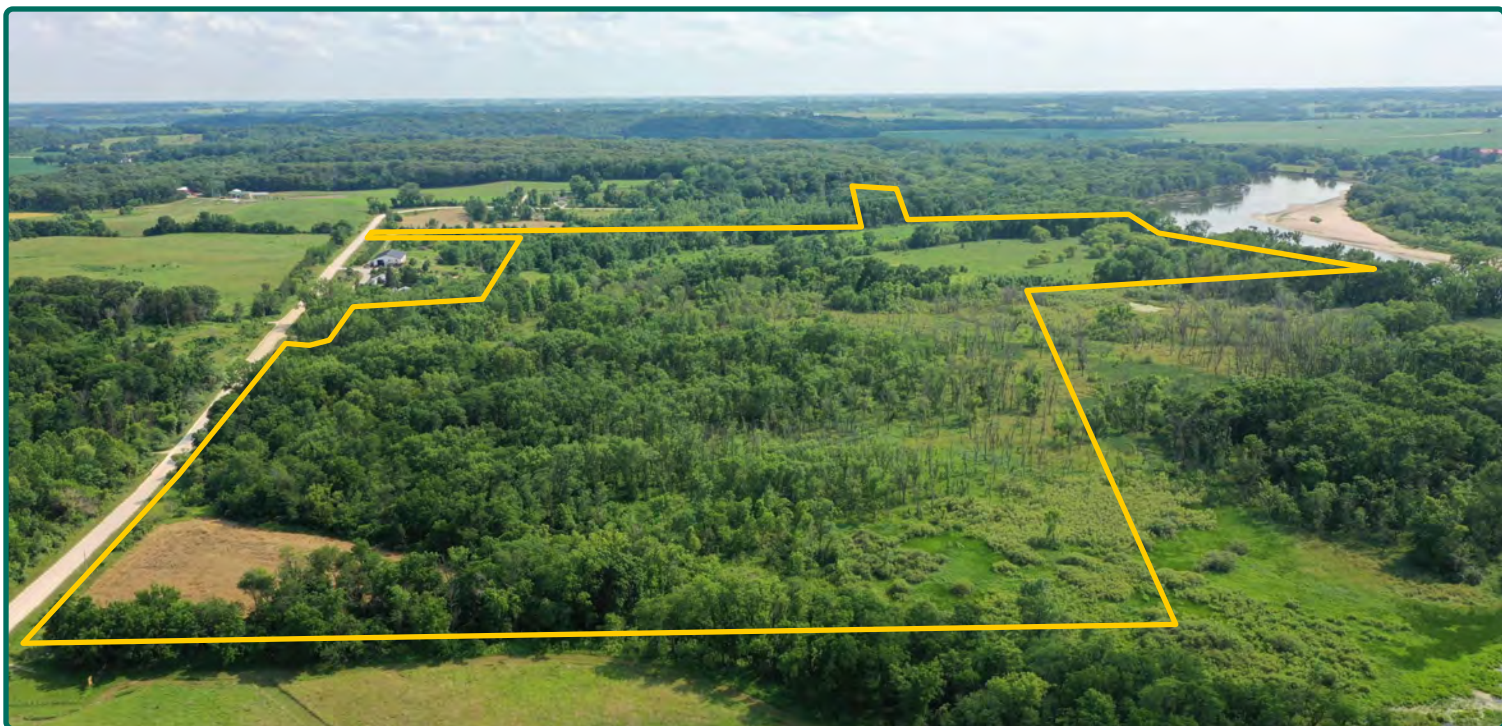
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