

# Land For Sale

**ACREAGE:**

**49.60 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



## Property *Key Features*

- Located 2½ Miles South of Clarence, Iowa
- 47.90 FSA/Eff Crop Acres with an 85.00 CSR2
- Clean, High-Quality Farmland

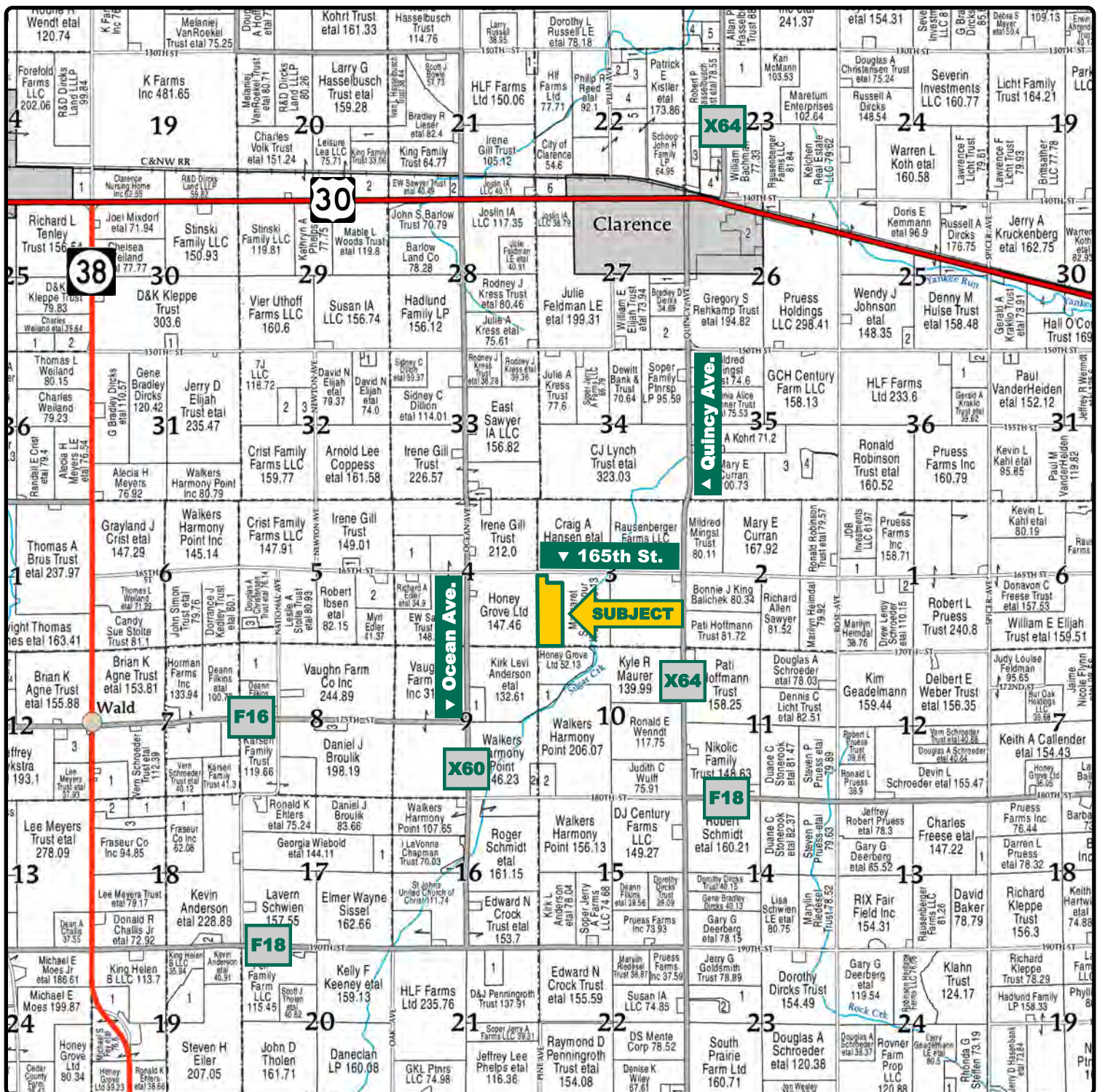
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REID: 010-2660-01





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**FSA/Eff. Crop Acres:** 47.90  
**Corn Base Acres:** 37.40  
**Bean Base Acres:** 10.50  
**Soil Productivity:** 85.00 CSR2

## Property Information

**49.60 Acres, m/l**

### Location

**From Clarence:** 2 miles south on Quincy Ave. and 1 mile west on 165th St. The property is on the south side of the road.

### Legal Description

That part of the W½ of the SW¼ of Section 3, Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa. Updated abstract to govern.

### Price & Terms

- \$741,520.00
- \$14,950/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,854.00  
Net Taxable Acres: 49.60  
Tax per Net Taxable Acre: \$37.38  
Tax Parcel ID #: 008007033000050 & 008007033000030

### FSA Data

Farm 7306, Tract 7434  
FSA/Eff. Crop Acres: 47.90  
Corn Base Acres: 37.40  
Corn PLC Yield: 190 Bu.  
Bean Base Acres: 10.50  
Bean PLC Yield: 52 Bu.

### Soil Types/Productivity

Primary soils are Tama and Downs. CSR2 on the FSA/Eff. crop acres is 85.00. See soil map for detail.

### Land Description

Land topography is gently rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

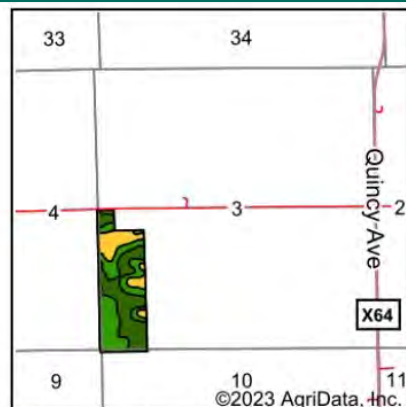
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Cedar**  
Location: **3-81N-2W**  
Township: **Fairfield**  
Acres: **47.9**  
Date: **8/8/2023**



Maps Provided By:  
  
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Area Symbol: IA031, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	19.91	41.6%		IIIe	87
120B	Tama silty clay loam, 2 to 5 percent slopes	19.30	40.3%		IIe	95
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	8.39	17.5%		IVe	57
911B	Colo-Ely complex, 0 to 5 percent slopes	0.30	0.6%		IIw	86
Weighted Average					2.77	85

\*\*IA has updated the CSR values for each county to CSR2.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Survey

This farm will be surveyed before closing to determine exact boundaries.

## Comments

High-quality, Cedar County farmland with productive Tama soils, located close to competitive grain markets.

*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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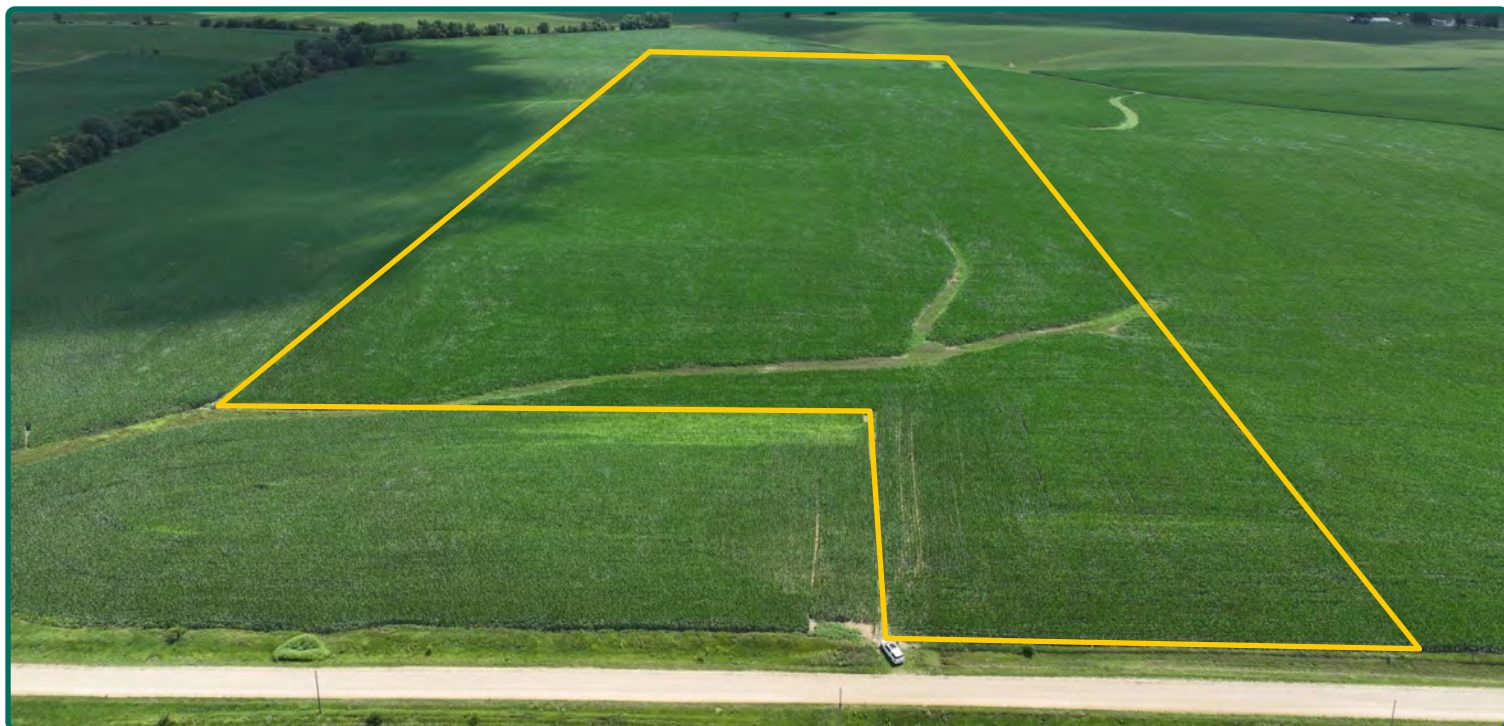


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