

Land For Sale

ACREAGE:

233.07 Acres, m/l

LOCATION:

Cedar County, IA

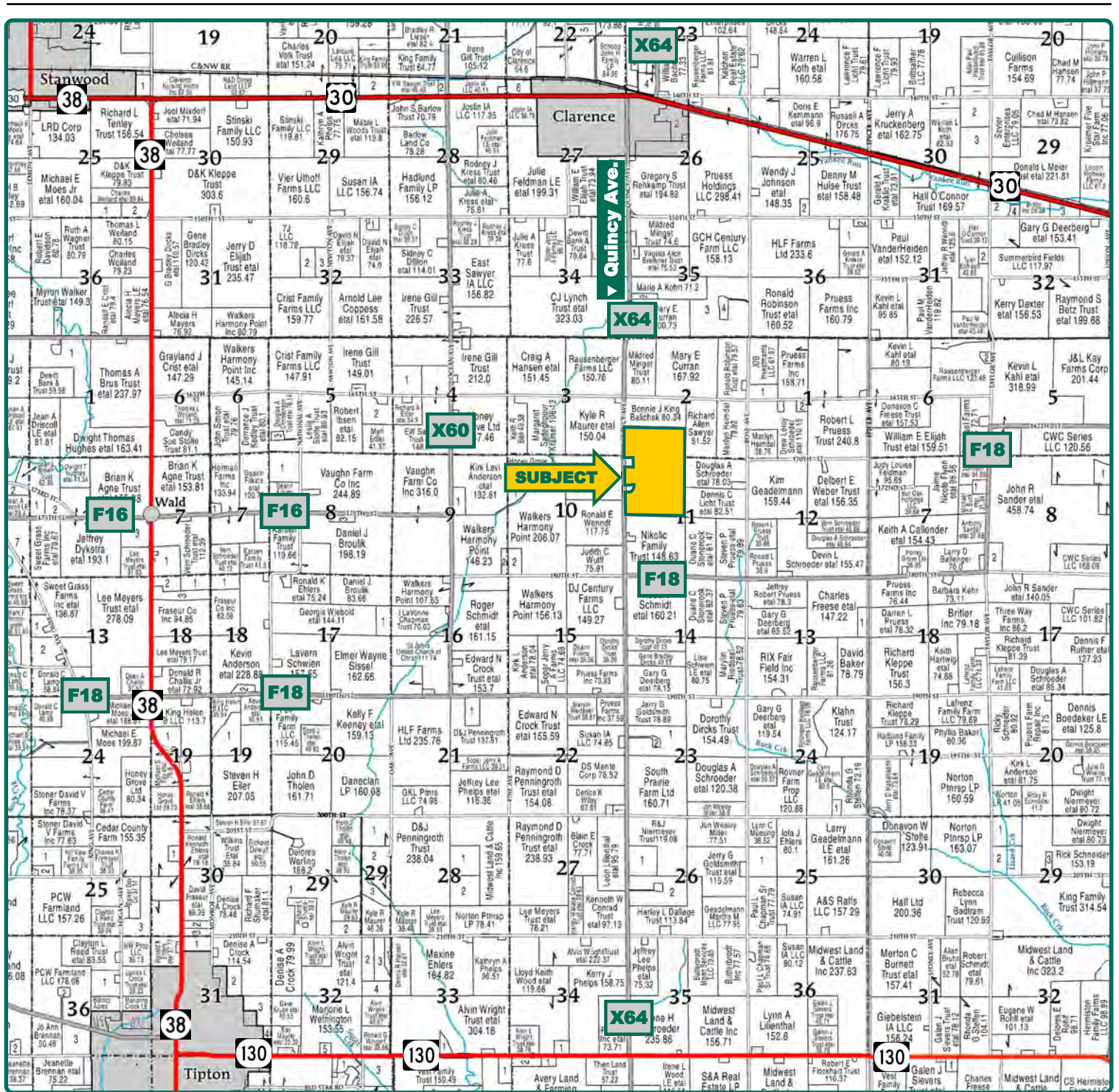


Property Key Features

- Located 2¼ Miles South of Clarence, Iowa
- 237.98 FSA/Eff. Crop Acres with an 84.70 CSR2
- High-Quality Cropland on a Hard-Surfaced Road

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FSA/Eff. Crop Acres: 237.98

Corn Base Acres: 209.90

Bean Base Acres: 24.20

Soil Productivity: 84.70 CSR2

Property Information

233.07 Acres, m/l

Location

From Clarence: 2¼ miles south on Quincy Ave. The property is on the east side of the road.

From Tipton: 3 miles east on Hwy 130 and 4½ miles north on Quincy Ave.

Legal Description

The S½ of the SW¼ of Section 2 and the NW¼, excepting Lot A and Amended Auditor's Parcel B, of Section 11, all located in Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa. Updated abstract to govern.

Price & Terms

- \$3,437,782.50
- \$14,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to 2024 lease.

Real Estate Tax

Taxes Payable 2023 - 2024: \$8,586.00

Gross Acres: 233.07

Net Taxable Acres: 229.39

Tax per Net Taxable Acre: \$37.43

Tax Parcel ID #: 008007023000030,

008007023000040, 008007111000020,

008007111000030, 008007111000060 &

008007111000050

FSA Data

Farm 537, Tract 1925

FSA/Eff. Crop Acres: 237.98

Corn Base Acres: 209.90

Corn PLC Yield: 172 Bu.

Bean Base Acres: 24.20

Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Downs. CSR2 on the FSA/Eff. crop acres is 84.70. See soil map for detail.

Land Description

Topography is gently rolling to rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a highly productive Cedar County farm with an 84.70 CSR2.

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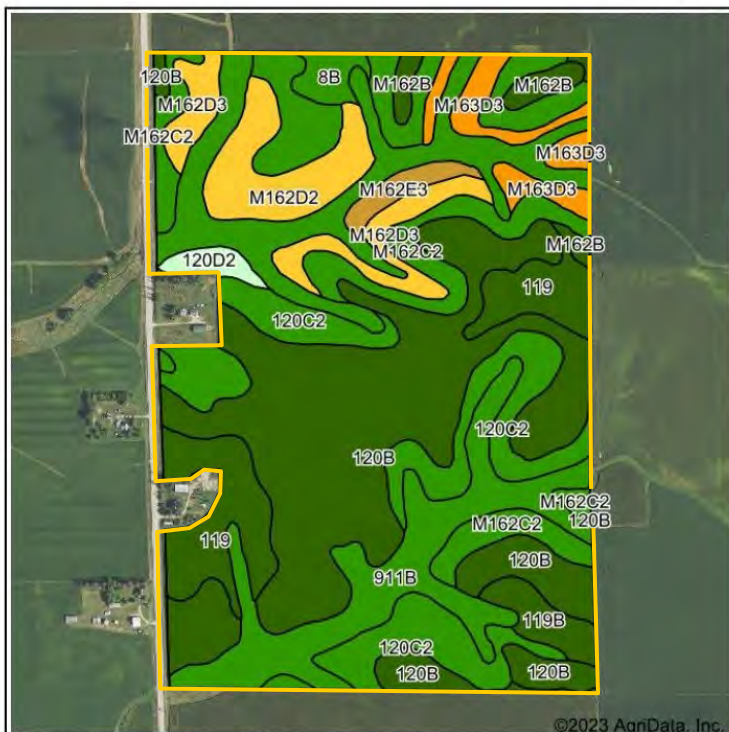
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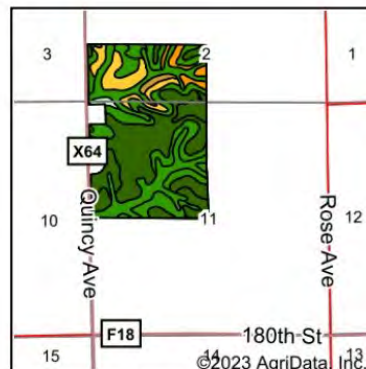
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Soils data provided by USDA and NRCS.



State: Iowa
County: Cedar
Location: 11-81N-2W
Township: Fairfield
Acres: 237.98
Date: 12/7/2023



Maps Provided By:
 surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA031, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	73.00	30.7%		Ile	95
911B	Colo-Ely complex, 0 to 5 percent slopes	46.88	19.7%		Ilw	86
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	29.32	12.3%		IIle	82
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	28.40	11.9%		IIle	87
119	Muscatine silty clay loam, 0 to 2 percent slopes	17.35	7.3%		Iw	100
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	10.92	4.6%		IVe	57
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	9.55	4.0%		IVe	50
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	7.44	3.1%		IVe	41
119B	Muscatine silty clay loam, 2 to 5 percent slopes	4.11	1.7%		Ile	95
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	3.68	1.5%		Ile	90
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	2.67	1.1%		VIle	39
8B	Judson silty clay loam, 2 to 5 percent slopes	2.64	1.1%		Ile	84
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	2.02	0.8%		IIle	62
Weighted Average					2.46	84.7

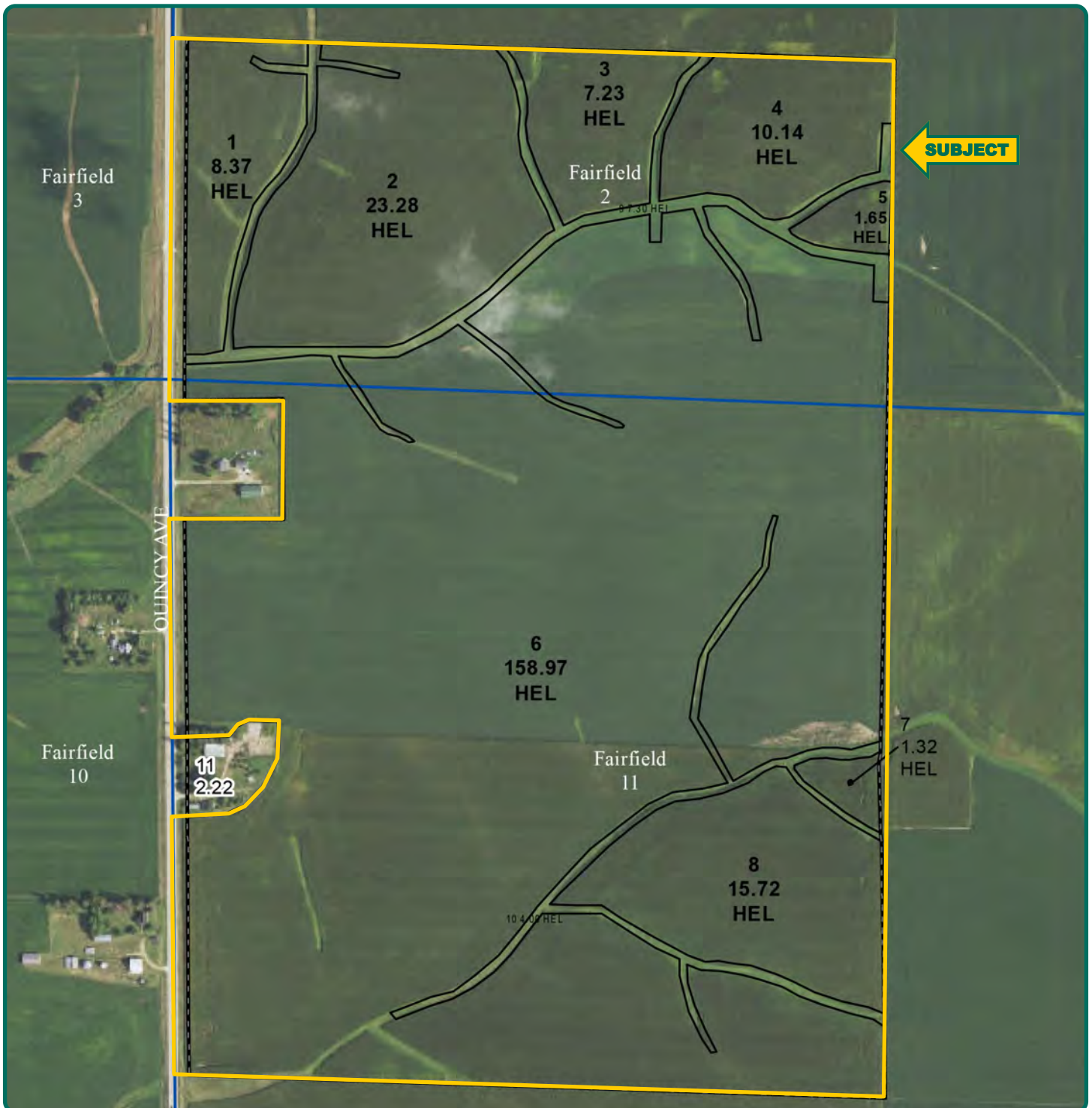
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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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