

# Land For Sale

**ACREAGE:**

**157.86 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



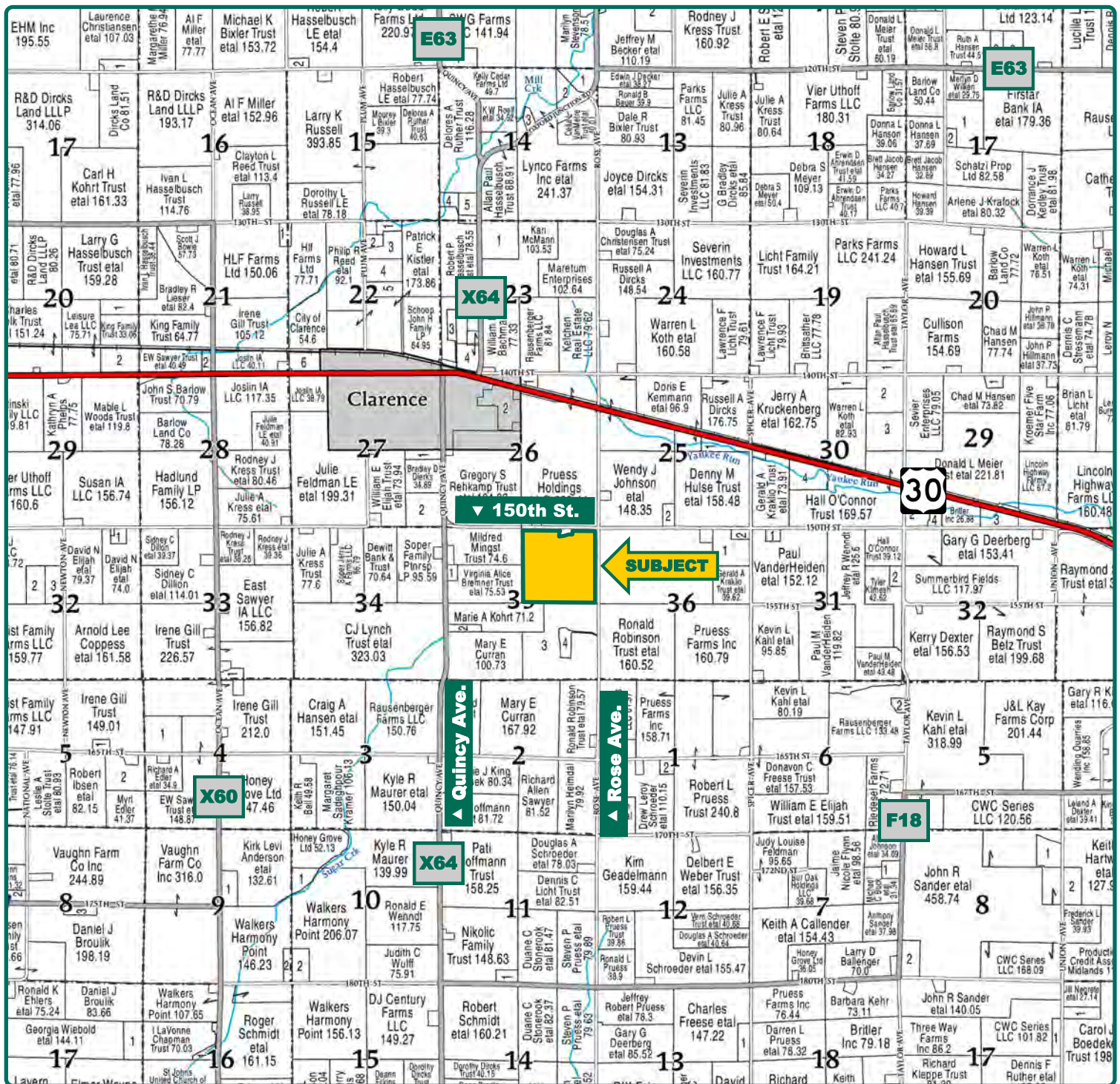
## Property *Key Features*

- Located ½ Mile South of Clarence, Iowa
- 152.38 Est. FSA/Eff. Crop Acres with an 83.60 CSR2
- High-Quality Cropland with Extra Income from CRP

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**





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**FSA/Eff. Crop Acres:** 152.38\*  
**CRP Acres:** 4.10  
**Corn Base Acres:** 91.10\*  
**Bean Base Acres:** 61.18\*  
**Soil Productivity:** 83.60 CSR2

*\*Acres are estimated.*

## Property Information

### 157.86 Acres, m/l

### Location

**From Clarence:** ½ mile south on Quincy Ave and ½ mile east on 150th St. The property is on the south side of the road.

### Legal Description

The NE¼, except a portion of the N½ of the NE¼ containing 2.14 acres, all in Section 35, Township 82 North, Range 2 West of the 5th P.M., Cedar County, Iowa. Updated abstract to govern.

### Price & Terms

- \$2,288,970.00
- \$14,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$5,666.00  
 Gross Acres: 157.86  
 Road ROW Acres: 3.66  
 Net Taxable Acres: 154.20  
 Tax per Net Taxable Acre: \$36.74  
 Tax Parcel ID #s: 006003352000010, 006003352000050, 006003352000030 & 006003352000040

### FSA Data

Farm 6336, Tract 1912  
 FSA/Eff. Crop Acres: 152.38\*  
 CRP Acres: 4.10  
 Corn Base Acres: 91.10\*  
 Corn PLC Yield: 140 Bu.  
 Bean Base Acres: 61.18\*  
 Bean PLC Yield: 54 Bu.

*\*Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

### CRP Contracts

There are 4.10 acres enrolled in a CP-21 contract that pays \$300.00/acre - or \$1,230.00 annually - and expires September 30, 2032.

### Soil Types/Productivity

Primary soils are Dinsdale, Colo-Ely and Klinger. CSR2 on the estimated FSA/Eff. crop acres is 83.60. See soil map for detail.

### Land Description

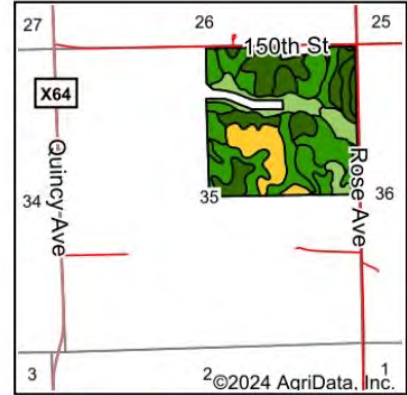
Topography is gently rolling.

### Drainage

Drainage is natural with some tile.

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State: Iowa  
County: Cedar  
Location: 35-82N-2W  
Township: Dayton  
Acres: 152.38  
Date: 2/7/2024



Maps Provided By:  
  
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**
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	24.85	16.3%		IIIe	85
911B	Colo-Ely complex, 0 to 5 percent slopes	21.55	14.1%		IIw	86
184	Klinger silty clay loam, 1 to 4 percent slopes	18.78	12.3%		Iw	95
171D2	Bassett loam, 9 to 14 percent slopes, eroded	17.62	11.6%		IIIe	54
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	14.38	9.4%		IIe	94
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	11.43	7.5%		IIw	78
428B	Ely silty clay loam, 2 to 5 percent slopes	10.64	7.0%		IIe	88
761	Franklin silt loam, 1 to 3 percent slopes	6.09	4.0%		Iw	85
120B	Tama silty clay loam, 2 to 5 percent slopes	6.00	3.9%		IIe	95
771B	Waubeek silt loam, 2 to 5 percent slopes	5.72	3.8%		IIe	89
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	5.63	3.7%		IIw	78
982	Maxmore silty clay loam, 0 to 2 percent slopes	5.14	3.4%		IIw	92
171C2	Bassett loam, 5 to 9 percent slopes, eroded	4.23	2.8%		IIIe	77
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.32	0.2%		IIIe	90
Weighted Average					2.15	83.6

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

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## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a highly productive Cedar County farm with an 83.60 CSR2.

*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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