

Land For Sale

ACREAGE:

80.00 Acres, m/l

LOCATION:

Cedar County, IA



Property Key Features

- Located 2½ Miles North of Clarence, Iowa
- 64.30 FSA/Eff. Crop Acres with an 81.00 CSR2
- Quality Cropland with Additional Income From 12.60 Acres of CRP

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FSA/Eff. Crop Acres:	64.30
CRP Acres:	12.60
Corn Base Acres:	35.20
Bean Base Acres:	29.10
Soil Productivity:	81.00 CSR2

Property Information

80.00 Acres, m/l

Location

From Clarence: 1½ miles north on Oxford Jct. Rd., ¾ mile northwest on Quincy Ave., 1 mile west on 120th St. and ½ mile north on Pine Ave. The property is on the east side of the road.

Legal Description

The S½ of the NW¼ of Section 10, Township 82 North, Range 2, West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$1,000,000.00
- \$12,500/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: \$2,664.00
Gross Acres: 80.00
Exempt Road ROW Acres: 3.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$34.60
Tax Parcel ID #s: 006003101000040 & 006003101000050

FSA Data

Farm 5714, Tract 1664
FSA/Eff. Crop Acres: 64.30
CRP Acres: 12.60
Corn Base Acres: 35.20
Corn PLC Yield: 153 Bu.
Bean Base Acres: 29.10
Bean PLC Yield: 49 Bu.

CRP Contracts

There are 12.60 acres enrolled in a CP-21 contract that pays \$300.37/acre - or \$3,785.00 annually - and expires September 30, 2024.

Soil Types/Productivity

Primary soils are Klinger, Pilot and Colo. CSR2 on the FSA/Eff. crop acres is 81.00. See soil map for detail.

Land Description

Topography is level to gently rolling.

Drainage

Drainage is natural with some tile.

Buildings/Improvements

None.

Water & Well Information

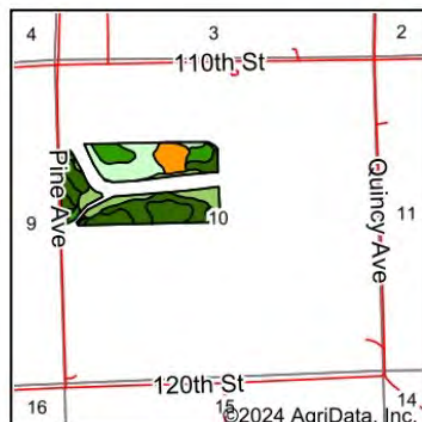
None.

Comments

This is a nice Cedar County farm with productive cropland and additional income from the CRP filter strips.

Additional Land for Sale

Seller has an additional tract of land for sale located northeast of this property. See Additional Land Aerial Photo.



State: Iowa
County: Cedar
Location: 10-82N-2W
Township: Dayton
Acres: 64.3
Date: 4/5/2024



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 28						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
184	Klinger silty clay loam, 1 to 4 percent slopes	13.30	20.7%		Iw	95
450B	Pilot silt loam, 2 to 5 percent slopes	12.00	18.7%		Ile	66
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	10.59	16.5%		Ilw	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	9.97	15.5%		Ile	94
761	Franklin silt loam, 1 to 3 percent slopes	7.43	11.6%		Iw	85
110C	Lamont fine sandy loam, 2 to 9 percent slopes	5.48	8.5%		Ille	47
982	Maxmore silty clay loam, 0 to 2 percent slopes	3.90	6.1%		Ilw	92
911B	Colo-Ely complex, 0 to 5 percent slopes	0.90	1.4%		Ilw	86
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.73	1.1%		Ilw	87
Weighted Average					1.76	81

**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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Additional Land Aerial Photo



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