

Land For Sale

ACREAGE:

111.26 Acres, m/l

LOCATION:

Cedar County, IA



Property *Key Features*

- Located 1½ Miles South of Mechanicsville
- High-Quality Cedar County Farm
- 108.60 FSA/Eff. Crop Acres with a 92.03 CSR2

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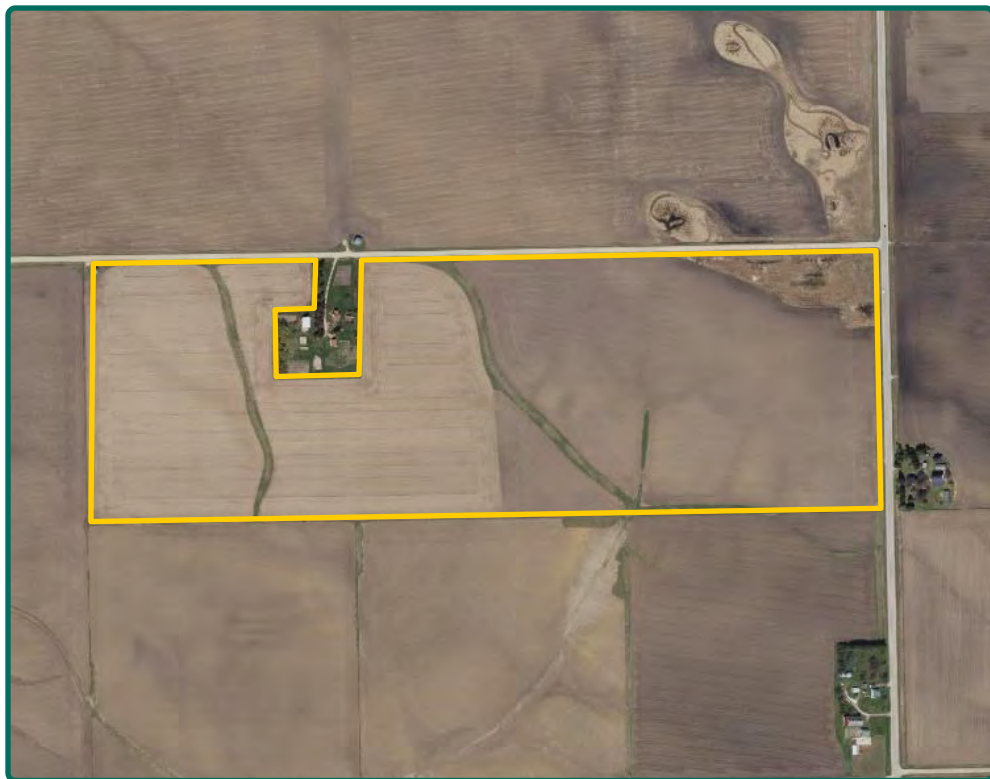
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REID: 010-2244-01



FSA/Eff. Crop Acres:	108.60
CRP Acres:	4.70
Cert. Grass Acres:	4.10
Corn Base Acres:	56.10
Bean Base Acres:	52.40
Soil Productivity:	92.03 CSR2

Property Information

111.26 Acres, m/l

Location

From Mechanicsville: 1½ miles south on Fox Ave. The farm is located on the west side of the road.

Legal Description

The N½ of the SW¼ of Section 25 and the NE¼ of the SE¼ of Section 26, excepting Parcel 'A'; all located in Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$1,791,286.00
- \$16,100/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Lease Status

Open for 2022 crop year.

Real Estate Tax

Taxes Payable 2021 - 2022: \$4,646.00

Net Taxable Acres: 111.26

Tax per Net Taxable Acre: \$41.76

FSA Data

Farm Number 4345, Tract 7420

FSA/Eff. Crop Acres: 108.60

CRP Acres: 4.70

Cert. Grass Acres: 4.10

Corn Base Acres: 56.10

Corn PLC Yield: 189 Bu.

Bean Base Acres: 52.40

Bean PLC Yield: 47 Bu.

CRP Contracts

There are 4.70 acres enrolled in a CP-9 contract with a payment of \$300.00 per acre, for a total annual payment of \$1,410.00. This contract expires September 30, 2031.

Soil Types/Productivity

Primary soils are Tama, Colo-Ely and Muscatine. CSR2 on the FSA/Eff. crop acres is 92.03. See soil map for detail.

Land Description

Level to gently rolling.

Drainage

Tile adjacent to waterways. Contact listing agent for maps.

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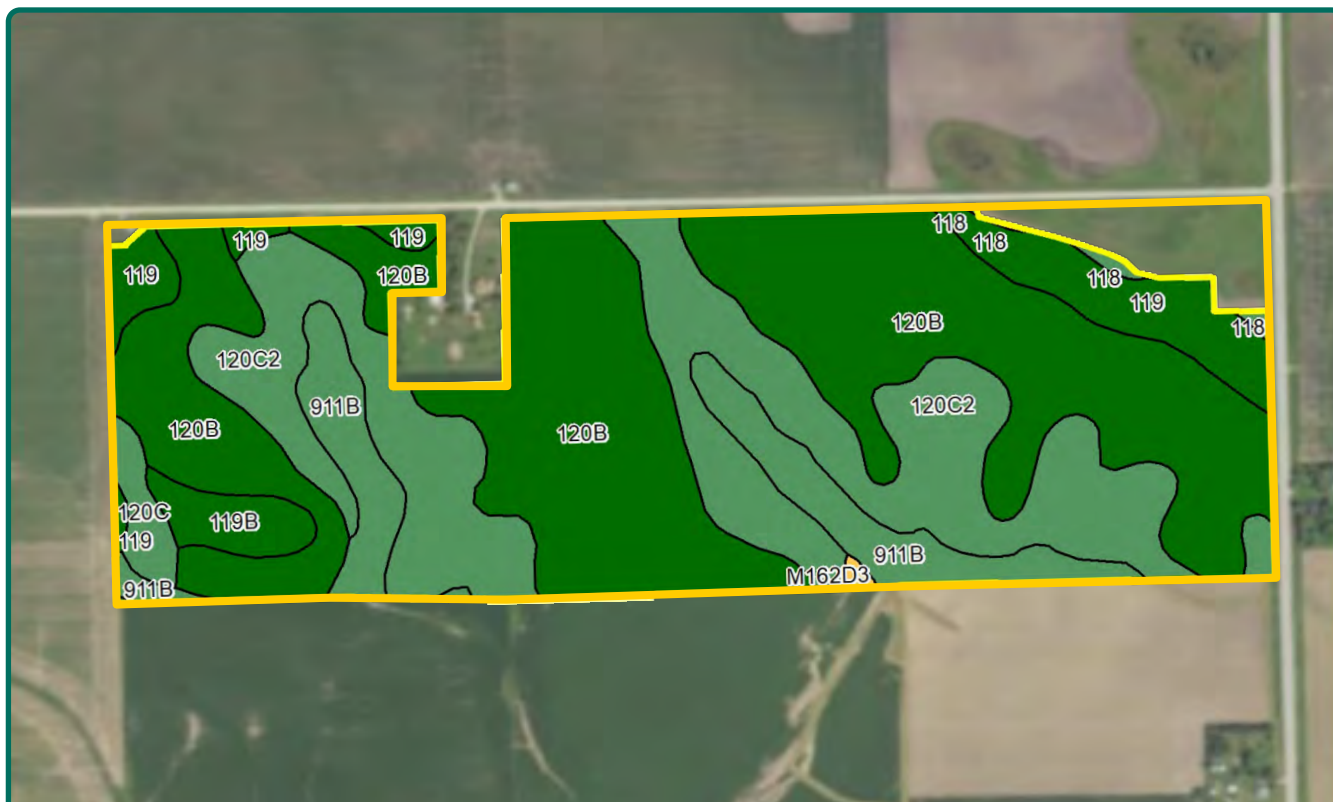
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	54.67	50.34	2	95	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	31.94	29.41	3	87	
911B	Colo-Ely complex, 0 to 5 percent slopes	9.72	8.95	2	86	
119	Muscatine silty clay loam, 0 to 2 percent slopes	7.69	7.08	1	100	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.35	2.17	2	95	
120C	Tama silty clay loam, 5 to 9 percent slopes	1.59	1.47	3	90	
118	Garwin silty clay loam, 0 to 2 percent slopes	0.45	0.42	2	90	
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	0.18	0.17	4	50	

Measured Tillable Acres: 108.60

Average CSR2: 92.03

Buildings/Improvements

Grain storage bin: 30' x 18'; built in 2001.

Comments

This is a high-quality Cedar County farm.

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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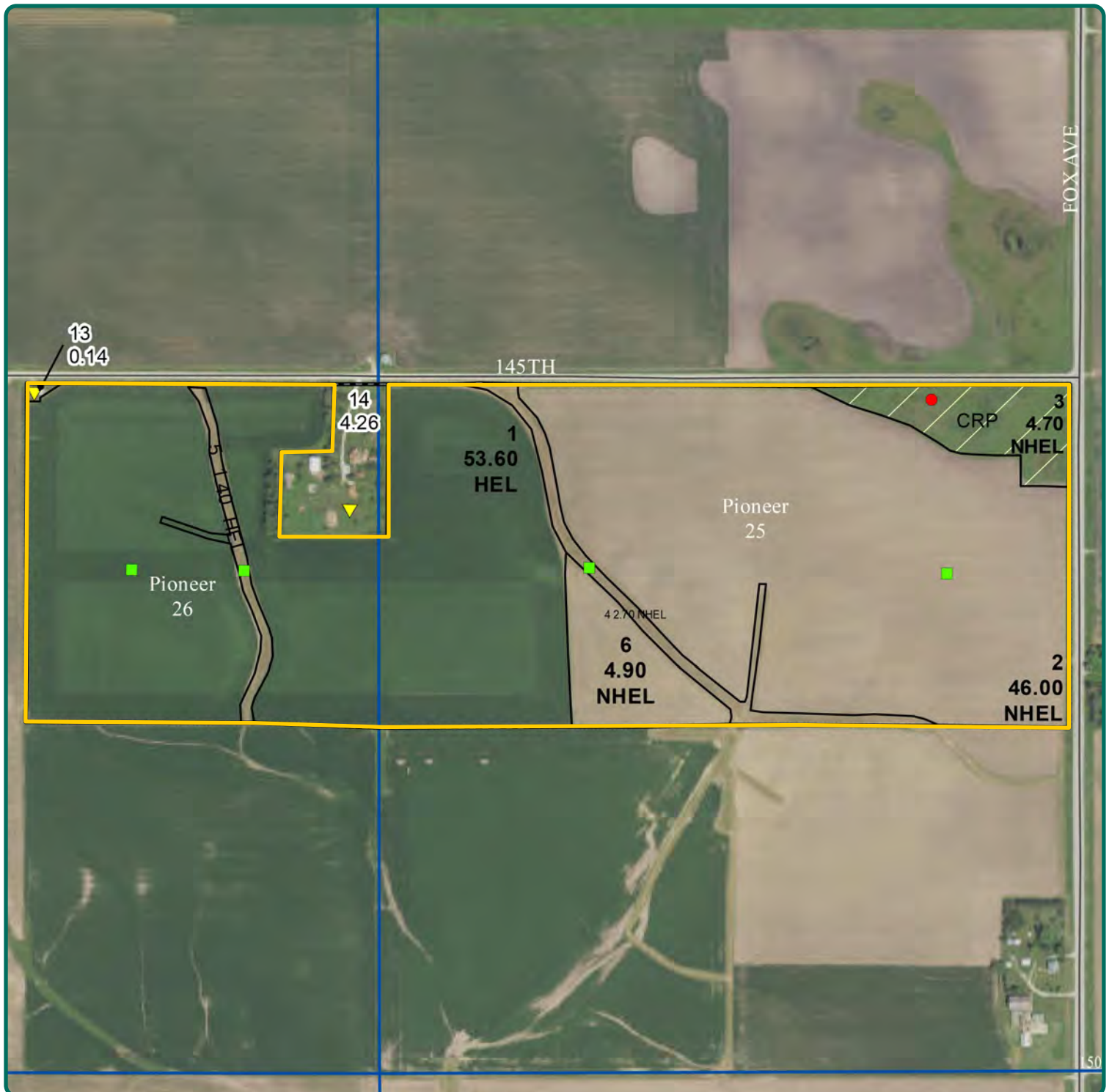
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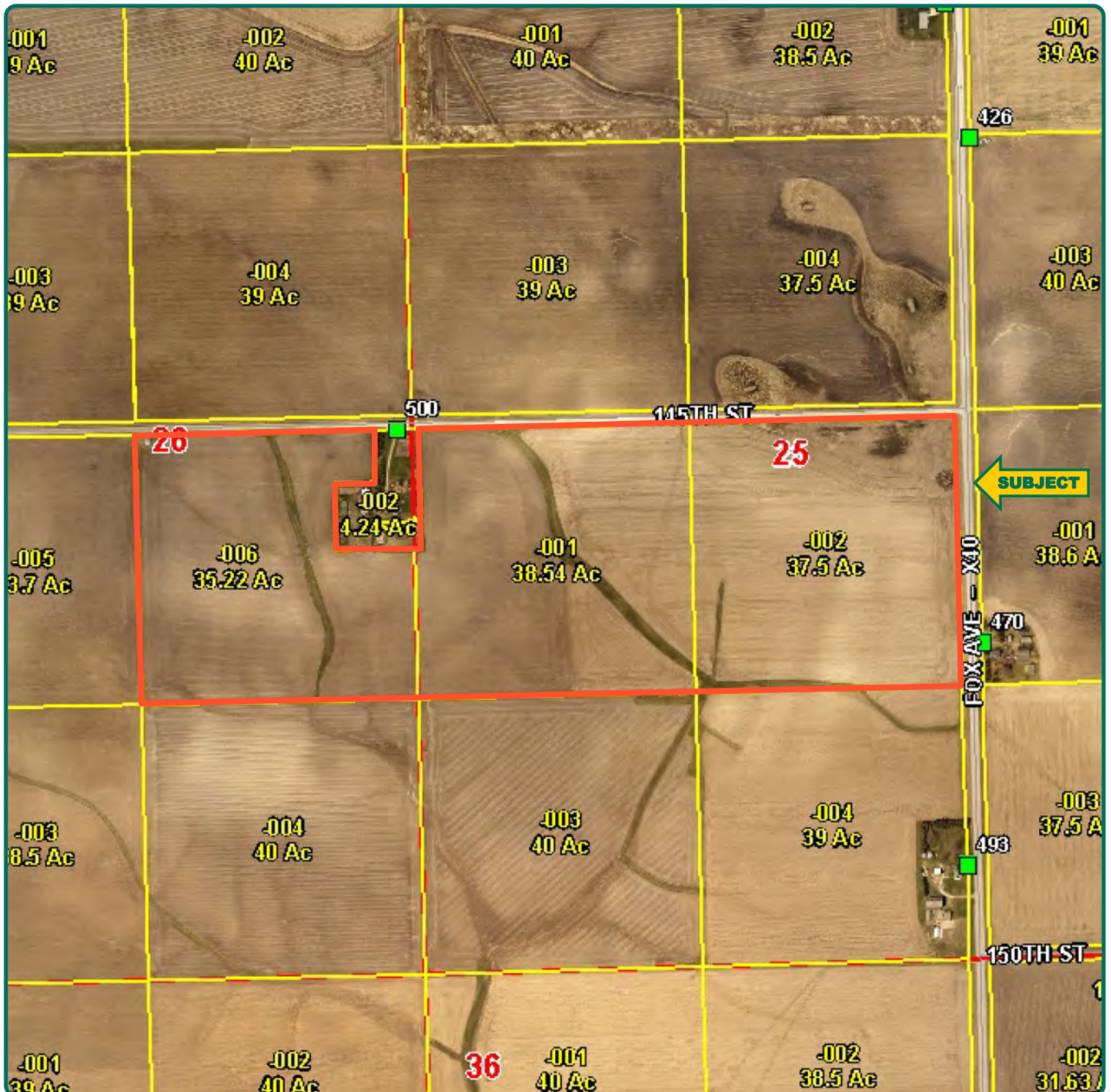
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