

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



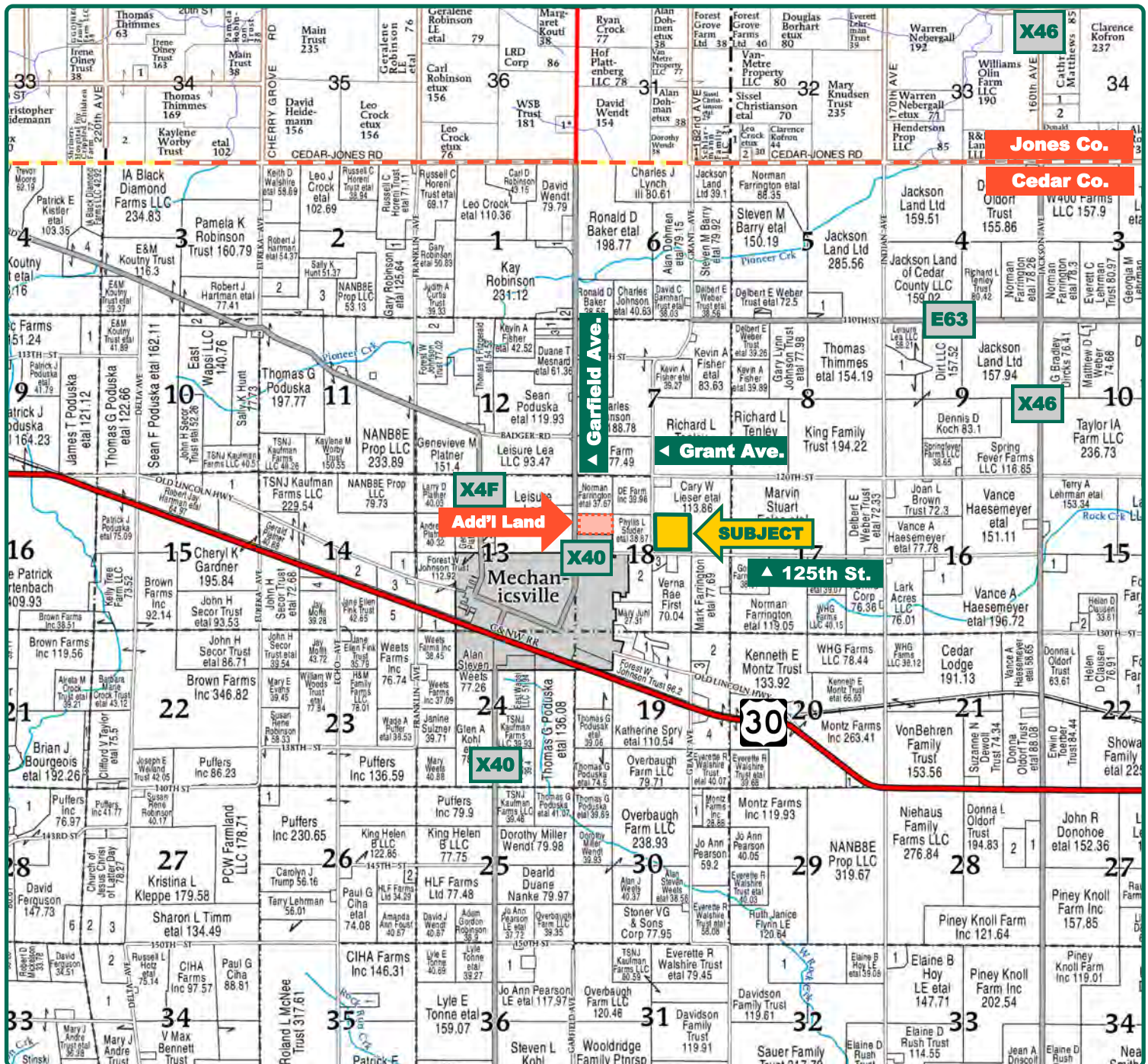
## Property *Key Features*

- Located Just Northeast of Mechanicsville, Iowa
- 35.60 FSA Eff./Crop Acres with a 75.90 CSR2
- Productive Cedar County Cropland

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**FSA/Eff. Crop Acres:** 35.60  
**Corn Base Acres:** 35.60  
**Soil Productivity:** 75.90 CSR2

## Property Information

**40.00 Acres, m/l**

### Location

**From Mechanicsville:** ¼ mile east on 125th St. The property is on the north side of the road.

### Legal Description

The SW¼ of the NE¼ of Section 18, Township 82 North, Range 3, West of the 5th P.M., Cedar County, Iowa.

### Price & Terms

- \$475,000.00
- \$11,875/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2023 - 2024: \$1,234.00  
Gross Acres: 40.00  
Exempt Road ROW Acres: 2.00  
Net Taxable Acres: 38.00  
Tax per Net Taxable Acre: \$32.47  
Tax Parcel ID #: 014002182000040

### FSA Data

Farm 7584, Tract 840  
FSA/Eff. Crop Acres: 35.60  
Corn Base Acres: 35.60  
Corn PLC Yield: 162 Bu.

### Soil Types/Productivity

Primary soils are Colo, Kenyon and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 75.90. 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

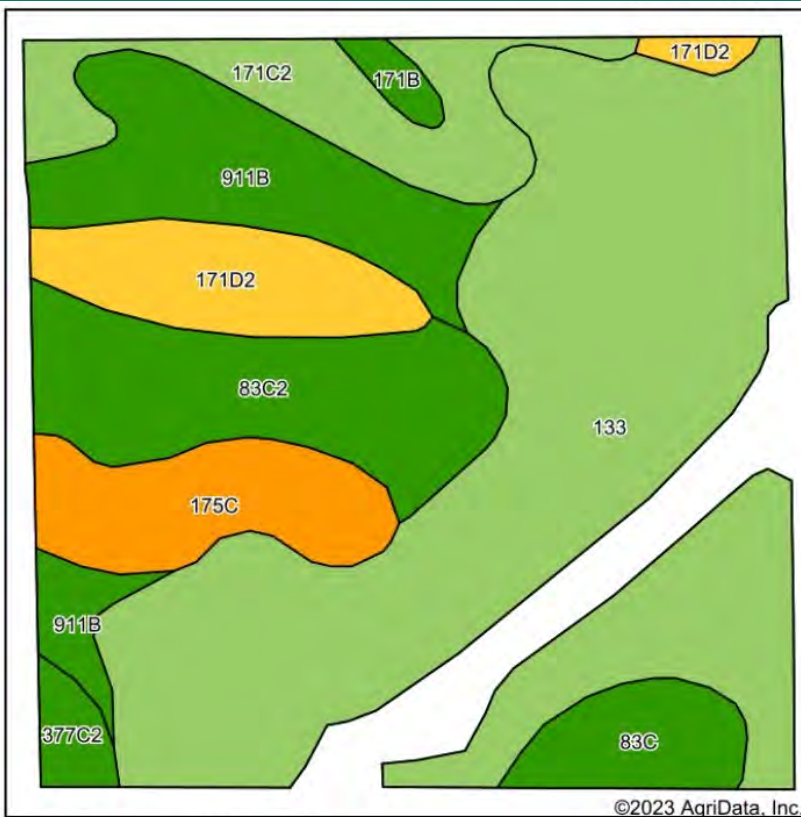
This is a productive Cedar County farm with a 75.90 CSR2.

### Additional Land for Sale

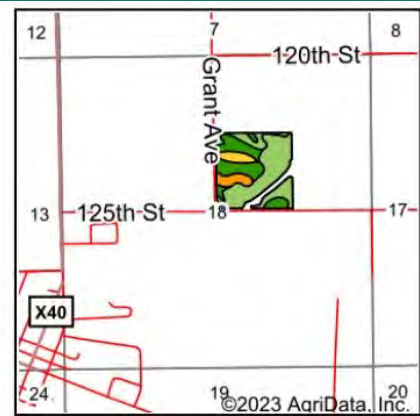
Seller has an additional tract of land for sale located west of this property. See Additional Land Aerial Photo.

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Soils data provided by USDA and NRCS.



State: Iowa  
County: Cedar  
Location: 18-82N-3W  
Township: Fremont  
Acres: 35.6  
Date: 10/17/2023



Area Symbol: IA031, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	17.03	47.8%		IIw	78
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.21	11.8%		IIIe	84
911B	Colo-Ely complex, 0 to 5 percent slopes	4.18	11.7%		IIw	86
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.87	8.1%		IIIe	77
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.57	7.2%		IIIe	54
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.53	7.1%		IIIe	45
83C	Kenyon loam, 5 to 9 percent slopes	1.40	3.9%		IIIe	85
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	0.50	1.4%		IIIe	85
171B	Bassett loam, 2 to 5 percent slopes	0.31	0.9%		Ile	85
Weighted Average					2.40	75.9

\*\*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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