

# Land For Sale

**ACREAGE:**

**77.00 Acres, m/l**

**LOCATION:**

**Cedar County, IA**



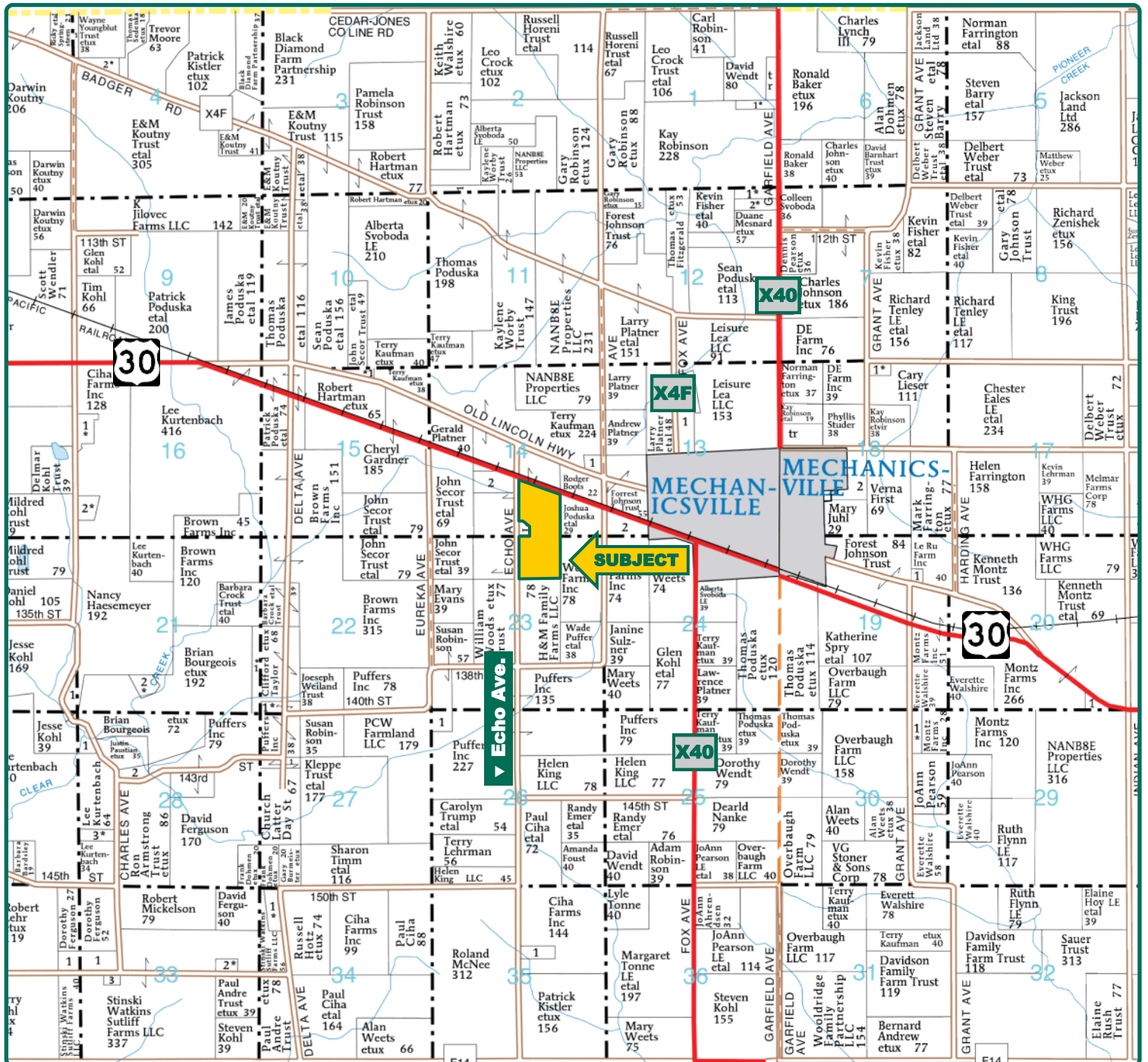
## **Property Key Features**

- **High-Quality Farm West of Mechanicsville**
- **91.90 CSR2**
- **Located Along Highway 30**

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<b>FSA/Eff. Crop Acres:</b>	<b>77.00*</b>
<b>Cert. Grass Acres:</b>	<b>2.45*</b>
<b>Corn Base Acres:</b>	<b>44.55*</b>
<b>Bean Base Acres:</b>	<b>32.45*</b>
<b>Soil Productivity:</b>	<b>91.90 CSR2</b>

*\*Acres and Bases are estimated.*

## Property Information

**77.00 Acres, m/l**

### Location

**From Mechanicsville:** 1/2 mile west on Highway 30. The farm is located on the south side of the road.

### Legal Description

That part of the W½ of the SE¼ of Section 14, and the NW¼ of the NW¼ of Section 23, all located in Township 82 North, Range 4 West of the 5<sup>th</sup> P.M., Cedar County, Iowa, except the buildings and 4.1 net acres.

### Price & Terms

- \$897,050
- \$11,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2019 - 2020: \$2,917.00\*  
 Net Taxable Acres: 76.32  
 Tax per Net Taxable Acre: \$38.22\*  
*\*Taxes are estimated pending survey of property. Cedar County Treasurer/ Assessor will determine final tax figures.*

### FSA Data

Part of Farm Number 5960, Tract 8765  
 FSA/Eff. Crop Acres: 77.0\*  
 Cert. Grass Acres: 2.45\*  
 Corn Base Acres: 44.55\*  
 Corn PLC Yield: 152 Bu.  
 Bean Base Acres: 32.45\*  
 Bean PLC Yield: 45 Bu.  
*\*Acres and bases are estimated pending reconstitution of farm by the Cedar FSA office.*

### Soil Types/Productivity

Primary soils are Tama, Atterberry, and Ely. CSR2 on the estimated FSA/Eff. crop acres is 91.90. See soil map for detail.

### Land Description

Level to gently rolling.

### Comments

This is a high-quality Cedar County farm with a 91.90 CSR2— located west of Mechanicsville, along Highway 30.

*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.*

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Measured Tillable Acres		77.00		Avg. CSR2		91.90	
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
120B	Tama silty clay loam, 2 to 5 percent	95	32.8%	Ile	25.50		
291	Atterberry silt loam, 0 to 2 percent	90	24.2%	Iw	18.85		
120C2	Tama silty clay loam, 5 to 9 percent	87	19.1%	IIle	14.83		
428B	Ely silty clay loam, 2 to 5 percent	88	10.3%	Ile	8.02		
119	Muscatine silty clay loam, 0 to 2	100	7.6%	Iw	5.89		
119B	Muscatine silty clay loam, 2 to 5	95	6.1%	Ile	4.75		





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