Hertz Real Estate Services
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Land For Sale

ACREAGE:

148 Acres, m/l

LOCATION:
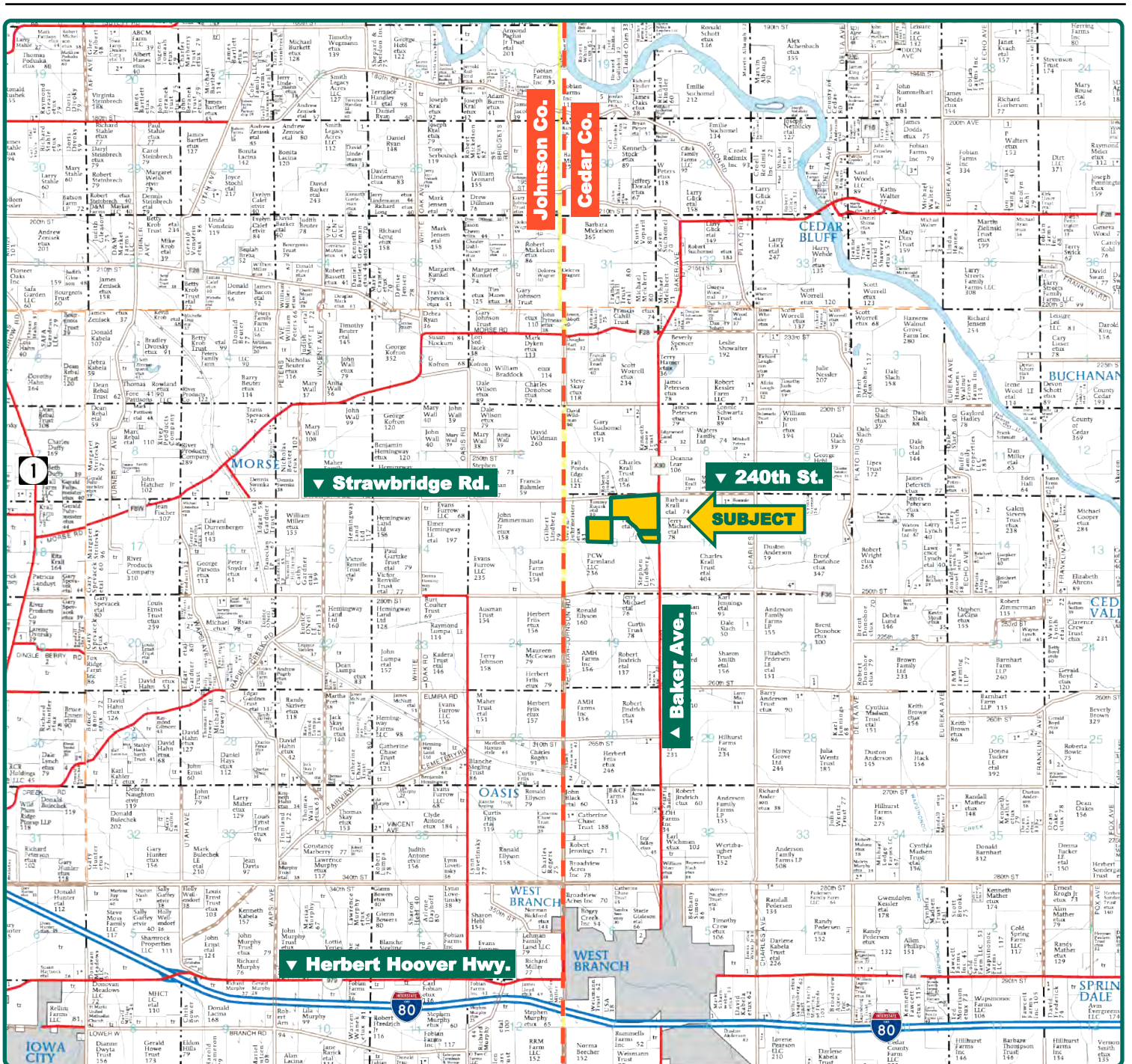
Cedar County, IA

Property *Key Features*

- **Curtis and Jill Starnes Farm**
- **Well-Cared-For Cedar County Farm with 60.7 CSR2**
- **Located North of West Branch Along a Hard Surface Road**

Troy Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

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

REID: 010-1786-01

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Johnson Co.

Cedar Co.

CEDAR BLUFF

BUCHANAN

MORSE

▼ **Strawbridge Rd.**

▼ **240th St.**

SUBJECT

▲ **Baker Ave.**

CED VAL

OASIS

WEST BRANCH

▼ **Herbert Hoover Hwy.**

WEST BRANCH

IOWA CITY

Interstate 80

Interstate 80

SPRING DALE

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Total Acres:	**148.00**
Crop Acres:	**130.82***
Corn Base Acres:	**81.0***
Bean Base Acres:	**4.50**
Soil Productivity:	**60.7 CSR2**

Includes 6.5 acres in grass waterway and 11.9 acres in CRP. Crop and corn base acres are estimated.

Property Information
148 Acres, m/l

Location
From West Branch: 3½ miles north on Baker Avenue. Farm is located on the west side of the road.

Legal Description
The N½ of the NE¼, the SE¼ of the NW¼, and that part of the SE¼ of the NE¼; all located in Section 18, Township 80 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms
- $999,000
- $6,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession
Negotiable.

Real Estate Tax-Estimated
Taxes Payable 2018 - 2019*: $3,234.00
Net Taxable Acres*: 147.0
Tax per Net Taxable Acre*: $22.00
Taxes estimated pending survey of property.

FSA Data—Estimated
Farm Number 6367
Part of Tract 2835 & 9175
Crop Acres: 130.82*
Corn Base Acres: 81.0*
Corn PLC Yield: 177 Bu.
Bean Base Acres: 4.50
Bean PLC Yield: 54 Bu.
There are 6.5 acres of cropland being certified as grass waterway. There are 11.9 acres enrolled in the CRP Program. Final acres and corn base acres will be determined by Cedar County FSA.

CRP Contracts
There are 11.9 acres enrolled in the Conservation Reserve Program (CRP) at $310.73 per acre, for a total annual payment of $3,698. This contract expires September 30, 2026.

Soil Types/Productivity
Primary soils are Fayette, Colo, and Colo-Ely. CSR2 on the non-CRP crop acres is 60.7 per 2018 AgriData, Inc. See soil map for detail.

Land Description
Gently rolling.

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			Non-CRP Cropland Acres	118.92		Avg. CSR	66.3	Avg. CSR2	60.7	

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
M163D3	Fayette silty clay loam, till plain, 9	56	41	23.1%	IVe	27.43
M163C2	Fayette silt loam, till plain, 5 to 9	68	76	21.5%	IIIe	25.57
133+	Colo silt loam, 0 to 2 percent	85	78	17.9%	IIw	21.27
M163D2	Fayette silt loam, till plain, 9 to 14	58	47	16.1%	IIIe	19.04
911B	Colo-Ely complex, 0 to 5 percent	85	83	7.7%	IIw	9.14
M163E2	Fayette silt loam, till plain, 14 to 18	48	36	6.6%	IVe	7.80
M163B	Fayette silt loam, till plain, 2 to 5	85	84	3.8%	IIe	4.57
65D2	Lindley loam, 9 to 14 percent	38	43	3.0%	IVe	3.6
M162D2	Downs silt loam, till plain, 9 to 14	63	57	0.2%	IVe	0.3
M163E	Fayette silt loam, till plain, 14 to 18	0	39	0.1%	IVe	0.1
M163E3	Fayette silty clay loam, till plain, 14	46	29	0.0%	VIe	0.1
M163F2	Fayette silt loam, till plain, 18 to 25	0	18	0.0%	VIe	0.0

Drainage
Natural drainage with some tile.

Deed Restriction
This farm will have a deed restriction that will prohibit the construction, operation, and maintenance of any livestock facility, such as; but not limited to, a hog confinement or cattle feedlot operation.

Comments
This is a well-cared-for Cedar County farm located north of West Branch along a hard surface road. All the waterways have recently been reshaped and reseeded and are in excellent condition. The CRP along the creeks provide habitat for wildlife and conservation.

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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East 108 Acres

West 40 Acres

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