

Land For Sale

ACREAGE:

80 Acres, m/l

LOCATION:

Cedar County, IA



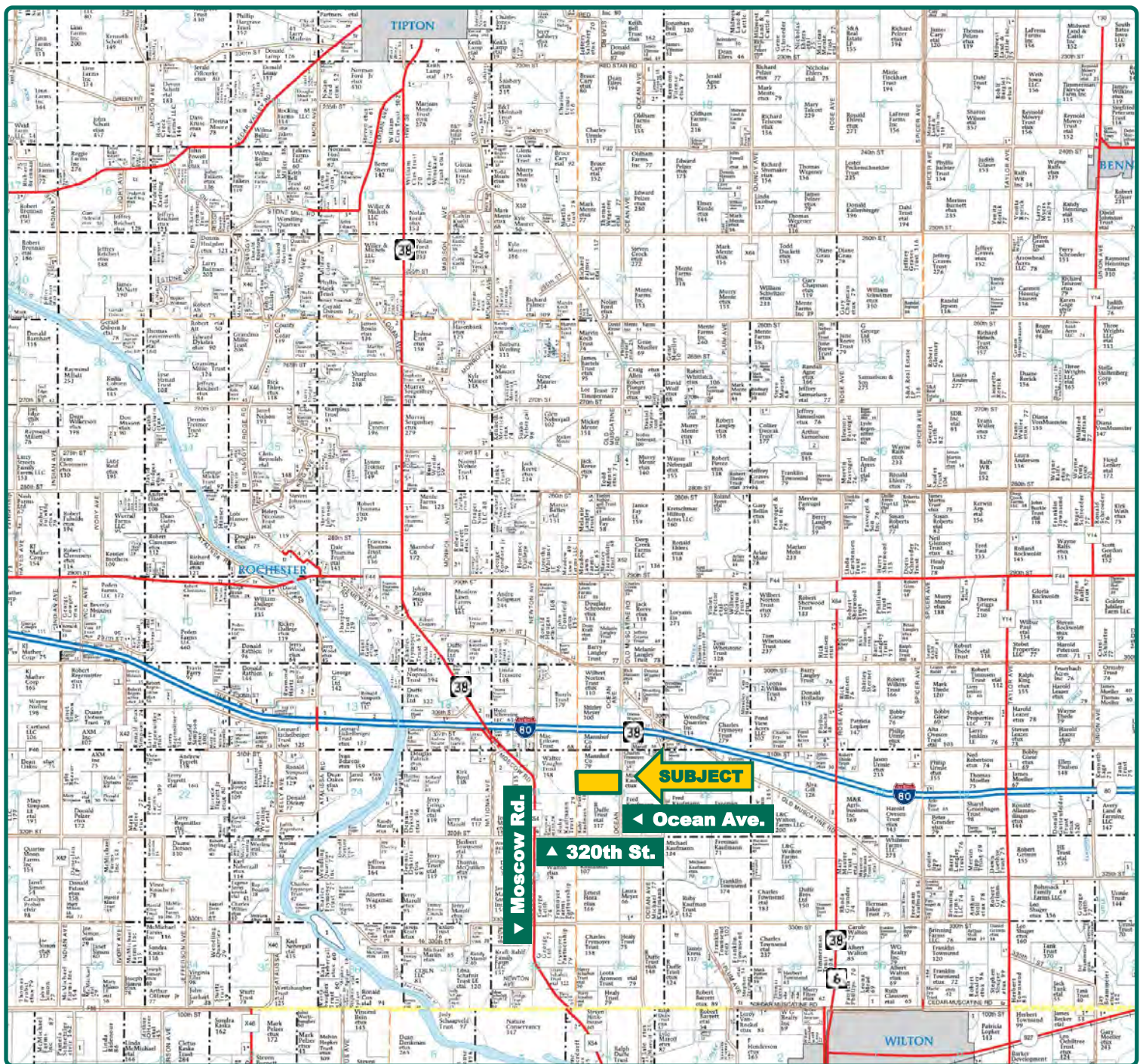
Property *Key Features*

- Vaughn Farm Co. Inc. Farm
- High-Quality 89.6 CSR2 Farm
- Gently Rolling Topography

Kyle Bell
Licensed in IA
KyleB@Hertz.ag

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



Map reproduced with permission of Farm & Home Publishers, Ltd.

Kyle Bell
Licensed in IA
KyleB@Hertz.ag

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



Total Acres:	80.00
Crop Acres:	78.43*
Corn Base Acres:	41.73
Bean Base Acres:	35.35
Soil Productivity:	89.6 CSR2

**Includes 3.0 acres certified as mixed forage*

Property Information

80 Acres, m/l

Location

From Tipton: 9 miles south on Highway 38, 1 mile east on 320th Street, and ½ mile north on Ocean Avenue.

Legal Description

The S½ of the NW¼ located in Section 21, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$768,000
- \$9,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2018 - 2019: \$3,118.00
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$39.47

FSA Data

Farm Number 6990, Tract 9530
Crop Acres: 78.43*
Corn Base Acres: 41.73
Corn PLC Yield: 151 Bu.
Bean Base Acres: 35.35
Bean PLC Yield: 48 Bu.
**Includes 3.0 acres certified as mixed forage.*

Soil Types/Productivity

Primary soils are Tama, Colo-Ely, and Atterberry. CSR2 on the non-forage, FSA crop acres is 89.6 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently rolling.

Drainage

Natural.

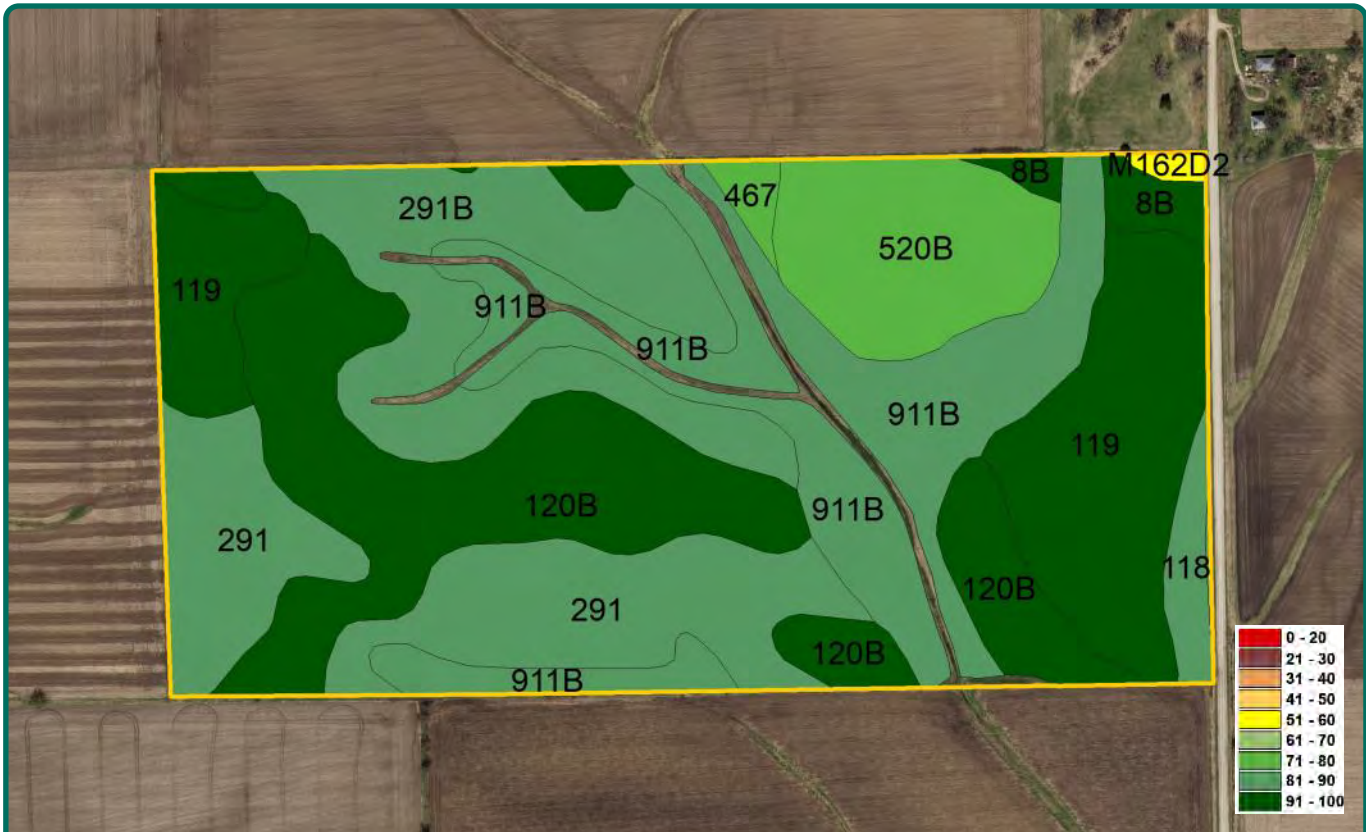
Comments

High-quality investment farm!

Kyle Bell
Licensed in IA
KyleB@Hertz.ag

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



Measured Tillable Acres		75.43	Avg. CSR	88.4	Avg. CSR2	89.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	95	22.5%	Ile	17.39
911B	Colo-Ely complex, 0 to 5 percent	85	83	19.2%	IIw	14.82
291	Atterberry silt loam, 0 to 2 percent	90	90	16.0%	Iw	12.35
119	Muscatine silty clay loam, 0 to 2	100	100	15.4%	Iw	11.89
291B	Atterberry silt loam, 2 to 5 percent	85	85	13.9%	Ile	10.74
520B	Coppock silt loam, 2 to 5 percent	60	80	8.5%	IIw	6.57
8B	Judson silty clay loam, 2 to 5	90	94	1.6%	Ile	1.27
118	Garwin silty clay loam, 0 to 2 percent	95	90	1.6%	IIw	1.3
467	Radford silt loam, 0 to 2 percent	85	79	0.8%	IIw	0.6
M162D2	Downs silt loam, till plain, 9 to 14	0	57	0.4%	Ive	0.3

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.

Kyle Bell
Licensed in IA
KyleB@Hertz.ag

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



Kyle Bell
Licensed in IA
KyleB@Hertz.ag

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag



Kyle Bell
Licensed in IA
KyleB@Hertz.ag

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

Kirk Weih, AFM, ALC
Licensed in IA
KirkW@Hertz.ag