

Land For Sale

ACREAGE:

40 Acres, m/l

LOCATION:

Cedar County, IA



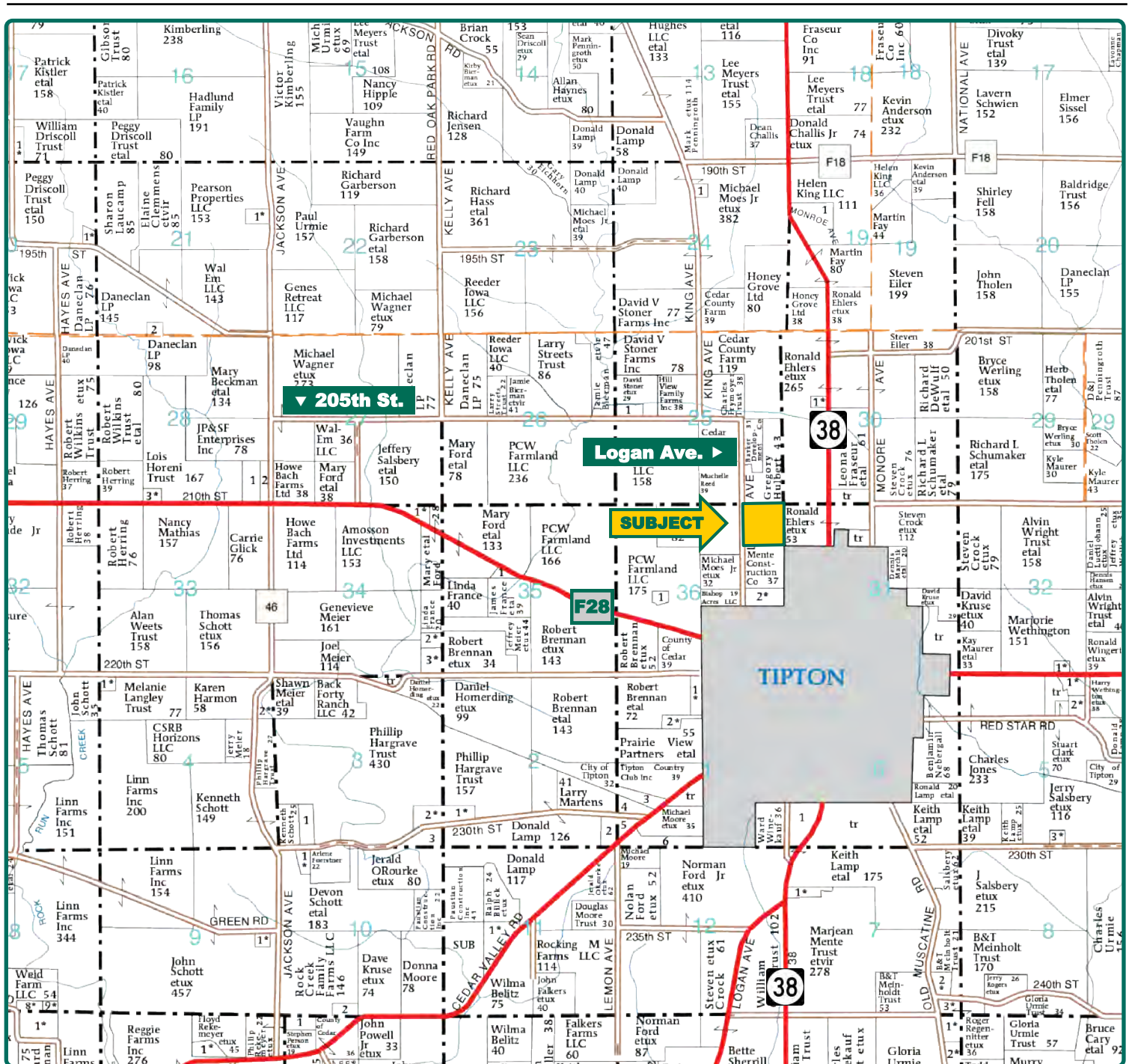
Property Key Features

- High-Quality Farm Located NW of Tipton
- 39.29 Acres Cropland with a 93.8 CSR2
- Nice Ridgetop Farm

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

Ryan Kay, AFM
Licensed in IA
RyanK@Hertz.ag



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

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

Ryan Kay, AFM
Licensed in IA
RyanK@Hertz.ag



Total Acres:	40.00
Crop Acres:	39.29
Corn Base Acres:	38.16
Soil Productivity:	93.8 CSR2

Property Information

40 Acres, m/l

Location

From Tipton: ¾ mile north on Logan Avenue. Farm is located on the east side of the road.

Legal Description

The NE¼ of the NE¼ of Section 36, Township 81 North, Range 3 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$460,000
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable, subject to the 2019 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,398.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$35.85

FSA Data

Part of Farm Number 4072, Tract 9307
Crop Acres: 39.29
Corn Base Acres: 38.16
Corn PLC Yield: 168 Bu.

CRP Soil Types/Productivity

Primary soils are Tama, Atterberry, and Muscatine. CSR2 on the FSA crop acres is 93.8 per 2019 AgriData, Inc. See soil map for detail.

Land Description

Level.

Drainage

There was some tile installed in the northeast portion of the farm in December 2014. A tile map is available upon request.

Comments

This is a high-quality Cedar County farm located northwest of Tipton with a 93.8 CSR2.

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

Ryan Kay, AFM
Licensed in IA
RyanK@Hertz.ag



Measured Tillable Acres		39.29	Avg. CSR2		93.8
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
120B	Tama silty clay loam, 2 to 5 percent	95	39.7%	Ile	15.49
291	Atterberry silt loam, 0 to 2 percent	90	38.6%	Iw	15.06
119	Muscatine silty clay loam, 0 to 2	100	18.7%	Iw	7.30
120C2	Tama silty clay loam, 5 to 9 percent	87	3.0%	IIle	1.16

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.

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

Ryan Kay, AFM
Licensed in IA
RyanK@Hertz.ag



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

Ryan Kay, AFM
Licensed in IA
RyanK@Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

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

Ryan Kay, AFM
Licensed in IA
RyanK@Hertz.ag