

Land For Sale

ACREAGE:

49.75 Acres, m/l

LOCATION:

Cedar County, IA

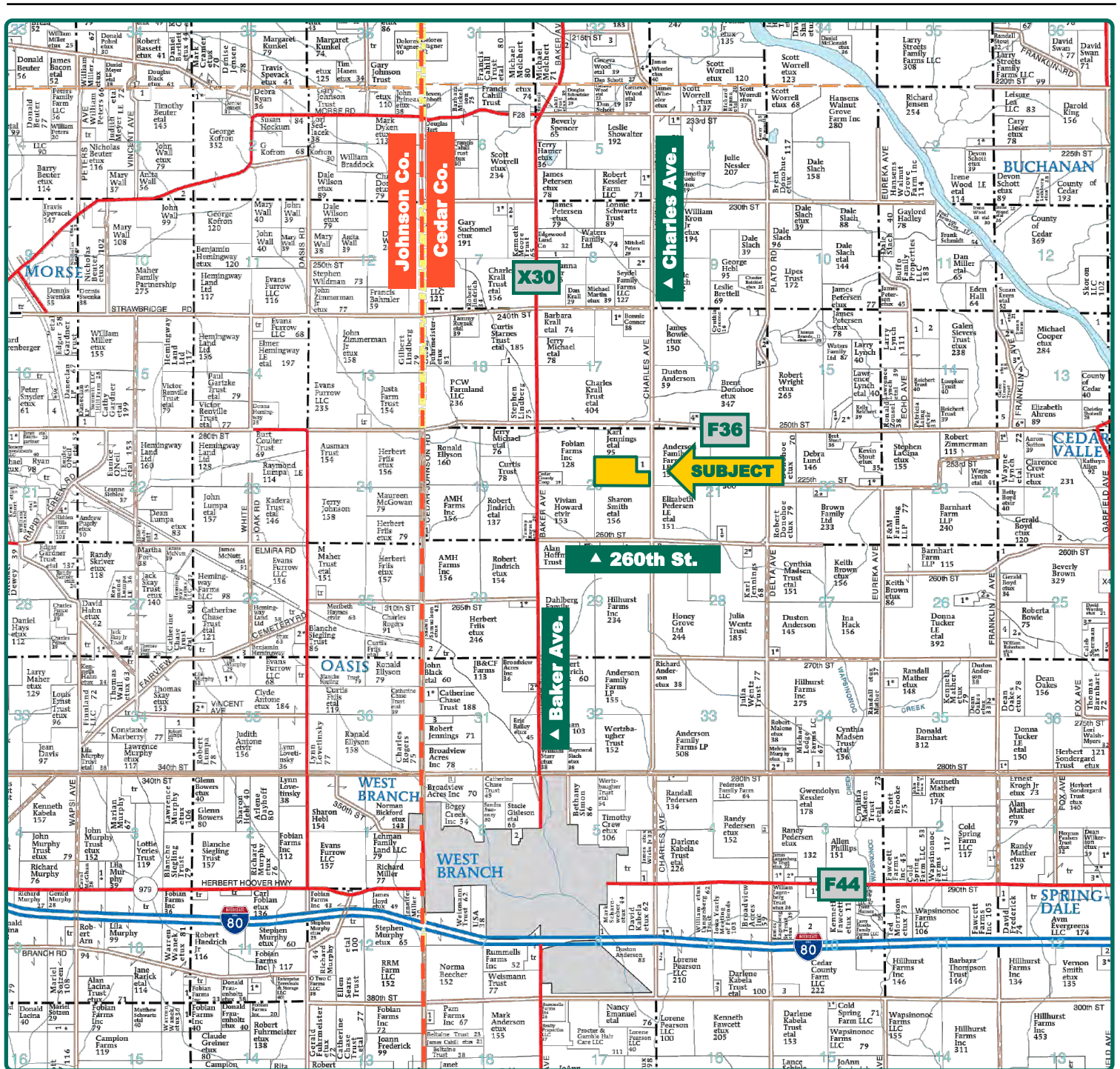


Property *Key Features*

- Located 3 Miles North of West Branch, Iowa
- 46.74 Estimated FSA/Eff. Crop Acres with a 63.10 CSR2
- Nice Cedar County Farm

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FSA/Eff. Crop Acres: 46.74*
CRP Acres: 2.80
Corn Base Acres: 41.08*
Bean Base Acres: 5.66*
Soil Productivity: 63.10 CSR2

**Acres are estimated.*

Property Information

49.75 Acres, m/l

Location

From West Branch: 2 miles north on Baker Ave., 1 mile east on 260th St. and ½ mile north on Charles Ave. The farm is located on the west side of the road.

Legal Description

The south 60 acres of the S½ of the NE¼, except 10 acres in the northeast corner of Section 20, Township 80 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

Price & Terms

- \$360,687.50
- \$7,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable. Subject to the 2020 lease.

Real Estate Tax

Taxes Payable 2020 - 2021: \$1,390.00
 Net Taxable Acres: 49.75
 Tax per Net Taxable Acre: \$27.94

FSA Data

Farm Number 5533, Tract 2694
 FSA/Eff. Crop Acres: 46.74*
 CRP Acres: 2.80
 Corn Base Acres: 41.08*
 Corn PLC Yield: 153 Bu.
 Bean Base Acres: 5.66*
 Bean PLC Yield: 49 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

CRP Contracts

There are 2.80 acres enrolled in a CP21 contract that pays \$721.00 annually and expires September 30, 2026.

Soil Types/Productivity

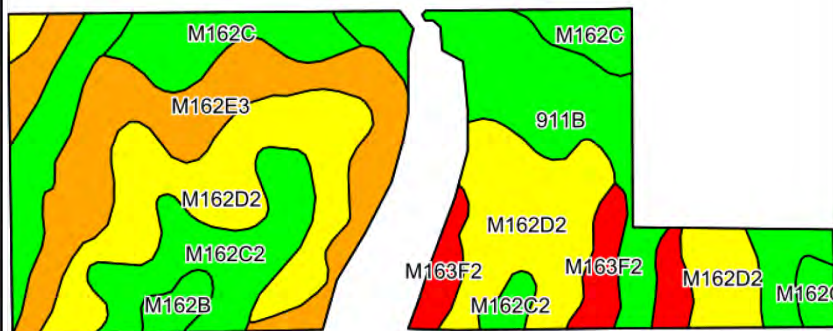
Primary soils are Downs, Colo-Ely and Fayette. CSR2 on the estimated FSA/Eff. crop acres is 63.10. See soil map for detail.

Land Description

Gently rolling to rolling.

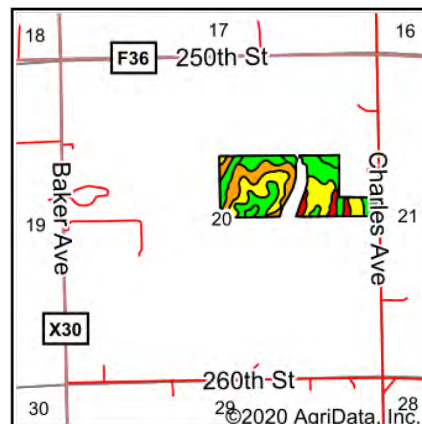
Comments

This is a nice, productive Cedar County farm.



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Soils data provided by USDA and NRCS.

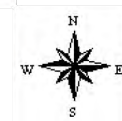


State: **Iowa**
County: **Cedar**
Location: **20-80N-4W**
Township: **Gower**
Acres: **46.74**
Date: **9/17/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA031, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	14.87	31.8%		IVe	57	
911B	Colo-Ely complex, 0 to 5 percent slopes	9.98	21.4%		IIw	86	85
M162E3	Downs silty clay loam, till plains, 14 to 18 percent slopes, severely eroded	9.21	19.7%		VIe	39	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	5.40	11.6%		IIIe	82	
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	3.87	8.3%		IIIe	85	
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	2.71	5.8%		VIe	18	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.70	1.5%		Ile	90	
Weighted Average						63.1	*-

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

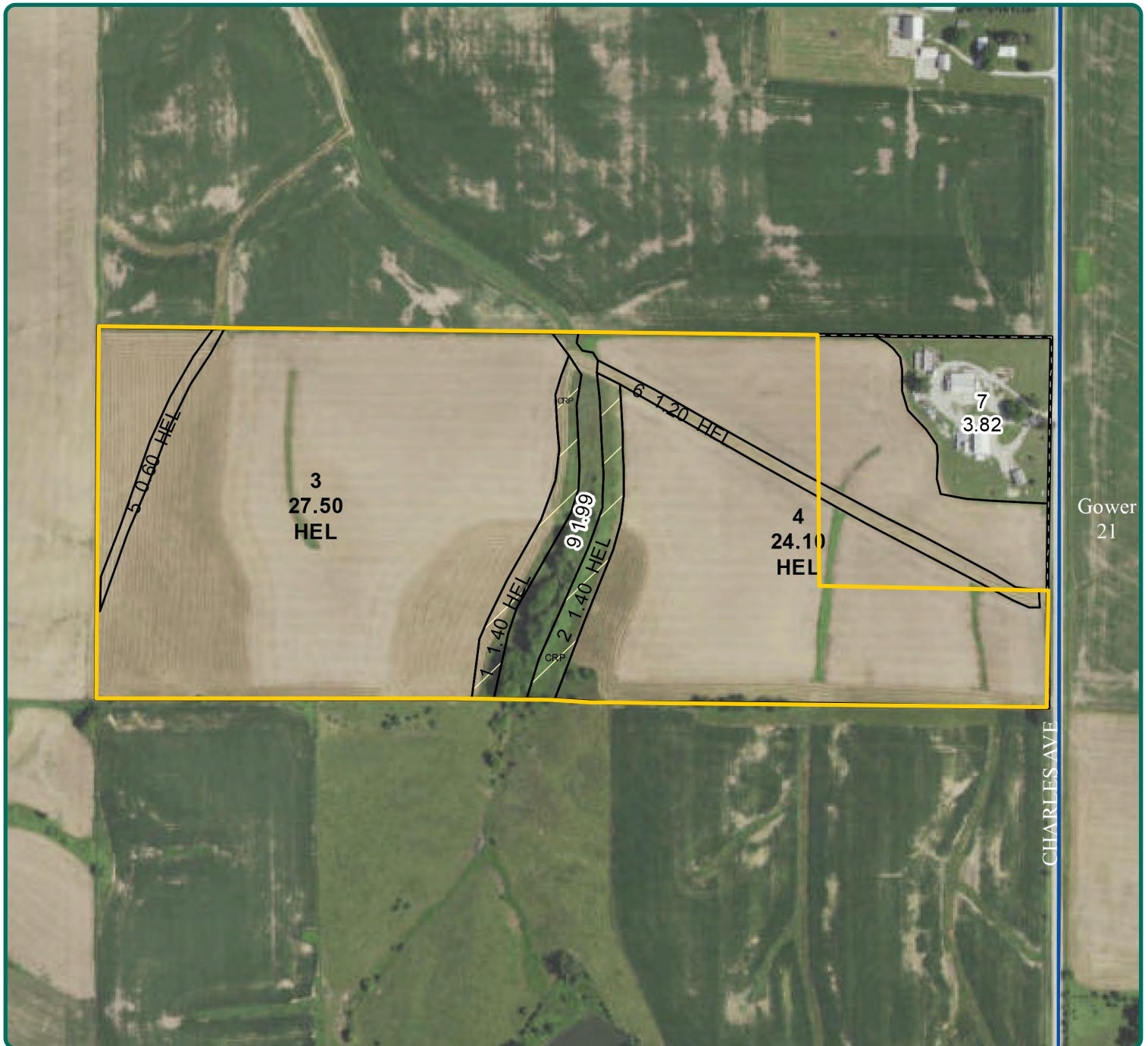
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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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