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LAND FOR SALE

94.29± Acres, Cedar County, Iowa

OFFERED AT
\$995,000

Highlights:

- Gently rolling farm with an 82 CSR2.
- Farm is located within trucking distance of commodity end users and river markets
- Farm is open for the 2025 year



For additional information, please contact:

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Property Information

Directions to Property: From Tipton, take Old Muscatine Road 6.2 miles south to 280th Street. Go 1.5 miles east, and the farm is on the north side of the road.

Legal Description: S 20A NW SW, W 40A OF S 60A E 1/2 SW, SW SW EXC PARC A, Section 35, T80N, R2W. Exact Legal to be taken from abstract.

Property Description: The farm is ideally located between commodity end users in both Cedar Rapids and Muscatine. Nearby Mississippi River terminals provide strong additional opportunities for possible premium prices. The farm has a strong CSR2 of 82 with the predominant soil being Downs. The farm is mostly moderately sloping to provide good natural drainage with some tile in the waterways. No tile maps are available. The farm has good access from the gravel road on the south side of the farm.

Taxes:

- \$2,806.00

Soil Map



FSA Information:

	Base	Yield
Corn	58.72 acres	193 bushels
Soybeans	19.58 acres	62 bushels

Farm Data:

Cropland	80.40 acres
Non-crop	<u>13.89 acres</u>
Total	94.29 acres



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CSR2	CPI	NCCPI	CAP
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	29.0	30.35	82.0	0	86	3e
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	19.82	20.74	90.0	0	93	2e
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	9.9	10.36	92.0	0	94	1
291B	Atterberry silt loam, 2 to 5 percent slopes	8.88	9.29	85.0	0	97	2e
462B	Downs silt loam, terrace, 2 to 5 percent slopes	8.26	8.64	90.0	0	97	2e
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	5.99	6.27	50.0	0	76	4e
462C	Downs silt loam, terrace, 5 to 9 percent slopes	3.68	3.85	81.0	0	97	3e
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	3.12	3.26	41.0	0	75	4e
911B	Colo-Ely complex, 0 to 5 percent slopes	2.85	2.98	86.0	0	92	2w
1291	Atterberry silt loam, terrace, 0 to 2 percent slopes	2.08	2.18	90.0	0	98	1
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	1.43	1.5	39.0	0	80	4e
291	Atterberry silt loam, 0 to 2 percent slopes	0.28	0.29	90.0	0	98	1
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.26	0.27	85.0	0	92	3e
TOTALS		95.55(*)	100%	81.96	-	90.08	2.44

Property Location



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.