

# Growthland

**153 Acres m/l  
Cedar County, IA  
\$1,943,100 (\$12,700/Acre)**

## Farm For Sale

### Comments:

Growthland is pleased to present for sale a Cedar county farm consisting of 153 acres more or less. This farm includes cropland as well as 21.12 A m/l of CRP. The location of this farm is ideal as it is conveniently located just south of highway 30 less than two miles west of Mechanicsville. Please contact John Airy with any questions at 319-350-0474.

**School District:** North Cedar Community School District

### Acreage Breakdown:

Taxable Acres: 153.12 A M/L

CRP Acres: 21.12 A M/L

Cropland Acres: 141.94 A M/L

**Taxes:** Estimated \$4,300 annually

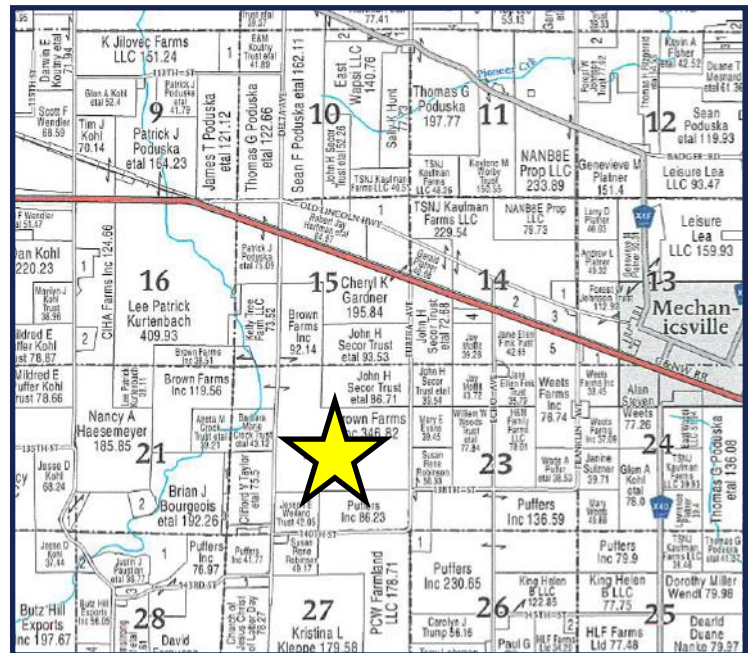
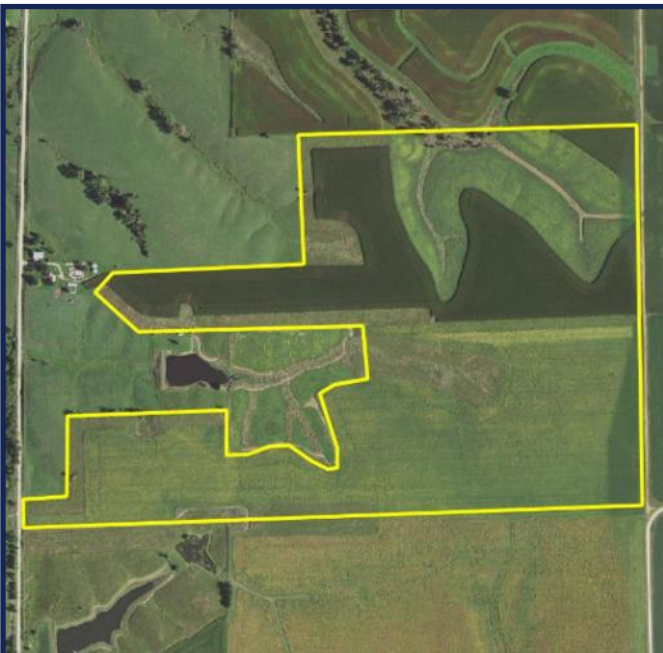
**Conservation Reserve Program (CRP):** Annual payment of \$5,537.00 or \$262.18 per acre expires September 2025.

**Possession:** At closing.

**FSA Farm Base Acres:**

Commodity	Base Acres	
Corn	88.2	212
Soybeans	40.3	55

**Cropland Soil Productivity:** Tillable CSR2: 87.3



### Contact Us

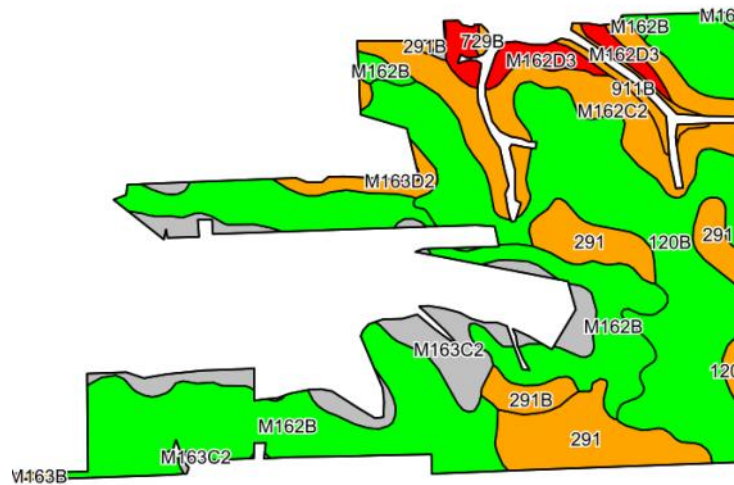
5475 Dyer Avenue, Suite 141  
Marion, IA 52302  
(319) 377-1143  
[www.growthland.com](http://www.growthland.com)

John Airy, Licensed in IA  
[john@growthland.com](mailto:john@growthland.com)  
(319) 350-0474

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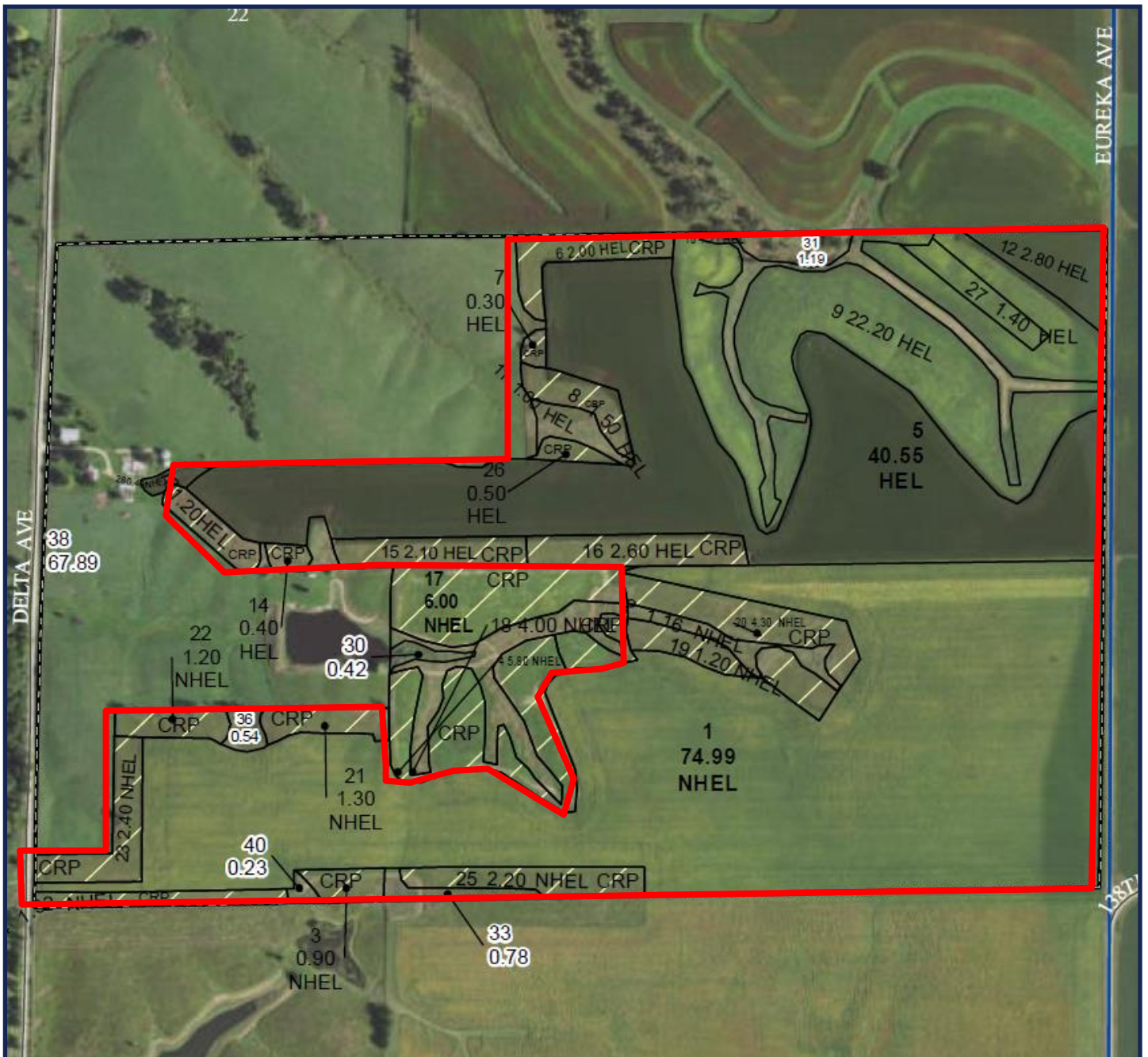
**Cropland Soil Map - CSR2**



Code	Soil Description	Acres	% of field	CSR2	CSR2*
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	44.78	31.7%		90
120B	Tama silty clay loam, 2 to 5 percent slopes	41.73	29.6%		95
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	17.95	12.7%		82
291	Atterberry silt loam, 1 to 3 percent slopes	14.49	10.3%		85
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	12.18	8.6%		76
M162D3	Downs silty clay loam, till plain, 9 to 14 percent slopes, severely	4.48	3.2%		50
291B	Atterberry silt loam, 2 to 5 percent slopes	2.29	1.6%		85
911B	Colo-Ely complex, 0 to 5 percent slopes	1.72	1.2%		86
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	1.03	0.7%		87
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	0.25	0.2%		80
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	0.25	0.2%		84
<b>Weighted Average</b>					<b>87.3</b>

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## FSA Map



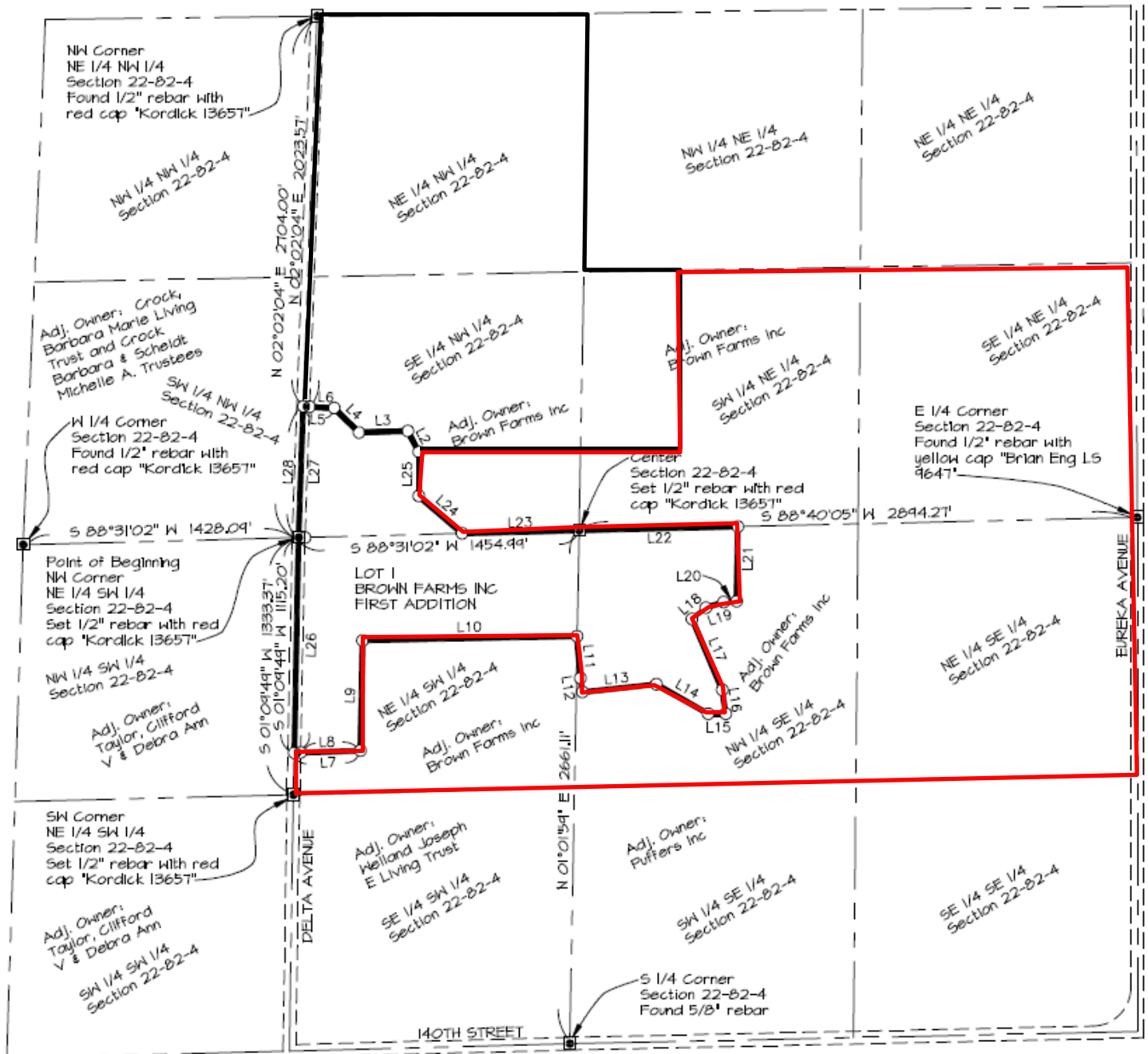
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## Survey

### FINAL PLAT - BROWN FARMS INC FIRST ADDITION



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## Photos



**View from the southeast looking northwest**



**View from the northeast looking southwest**

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## Photos



**View from the north looking south**



**View from the southwest looking northeast**

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