

Growthland

Appraisals, Management, Brokerage, & Advising

FARMLAND FOR SALE

Cedar County, Iowa
87 Acres M/L

Brown Farms LLC

\$1,104,900 (\$12,700/A)



JOHN AIRY

*Real Estate Agent, Farm Manager
Auctioneer*

Licensed In Iowa

☎ 319-350-0474

✉ john@growthland.com

www.growthland.com

5475 Dyer Ave, Suite 141 Marion, IA 52302
Office: 319-377-1143

Property Details

Cedar County, Iowa
87 Acres M/L

Legal Description

Part of the NW1/4 SW1/4; Part of the NE1/4 SW1/4; Part of the NW1/4 SE1/4;
NE1/4 SE1/4 of Section 22, Township 82 North, 4 West of the 5th P.M.,
Cedar County, Iowa

Township: Pioneer

Location

Located south of Highway 30, two miles east of Mechanicsville.

Acreage Breakdown:

Taxable Acres: 87.59 A M/L
Tillable Acres: 90.63 A M/L
CRP Acres: 13.92 A M/L

Soil Productivity: Tillable CSR2: 86.3

Property Taxes: Estimated \$3,145

School District: North Cedar Community School District

Conservation Reserve Program (CRP):

Annual payment of \$3,855.00 or \$276.94 per acre expires September 2025.

Comments:

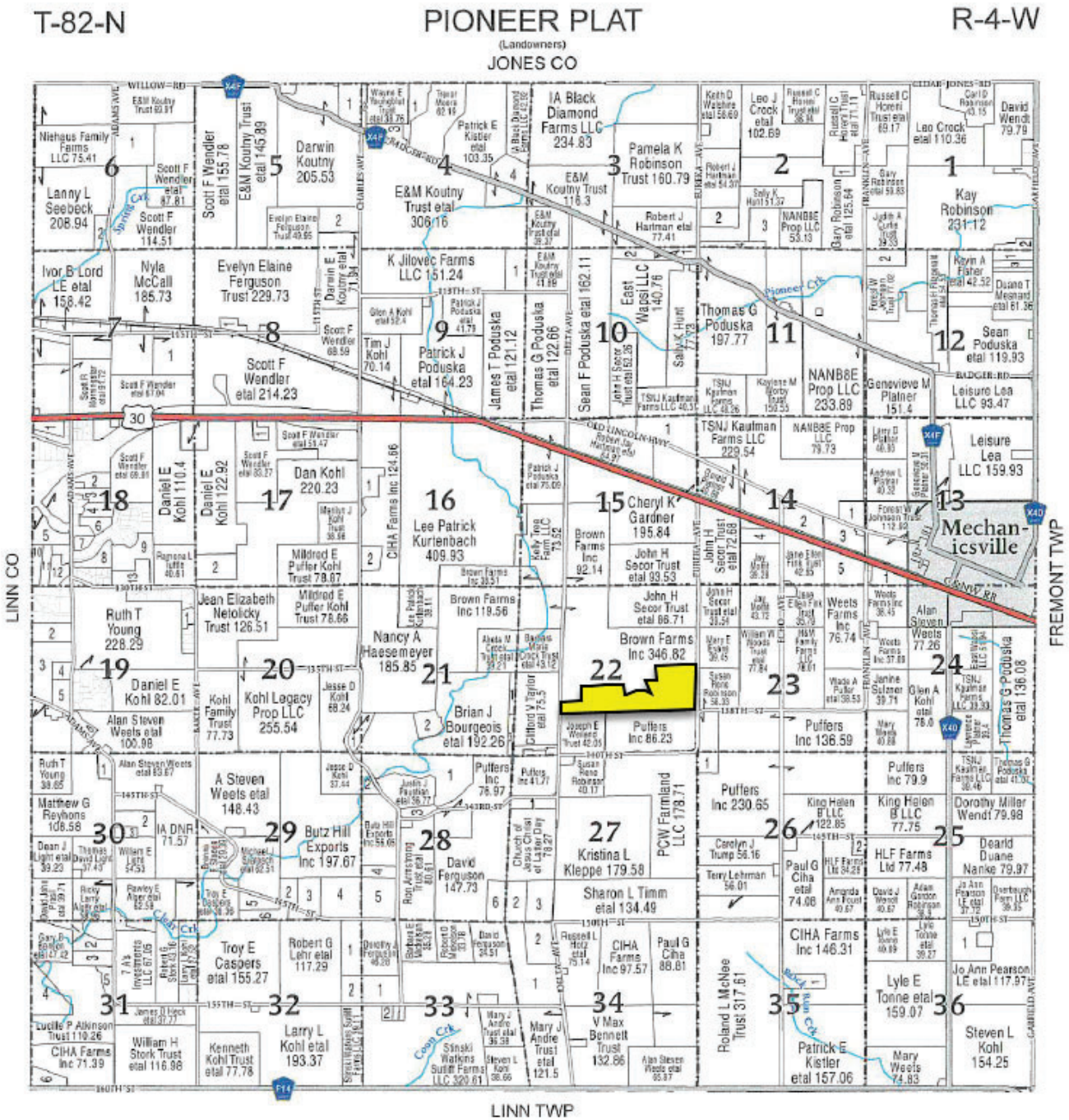
Growthland is pleased to present for sale an 87 acre more or less Cedar County farm. This farm includes cropland as well as 13.92 A m/l of CRP.
Please contact John Airy with any questions at 319-350-0474.

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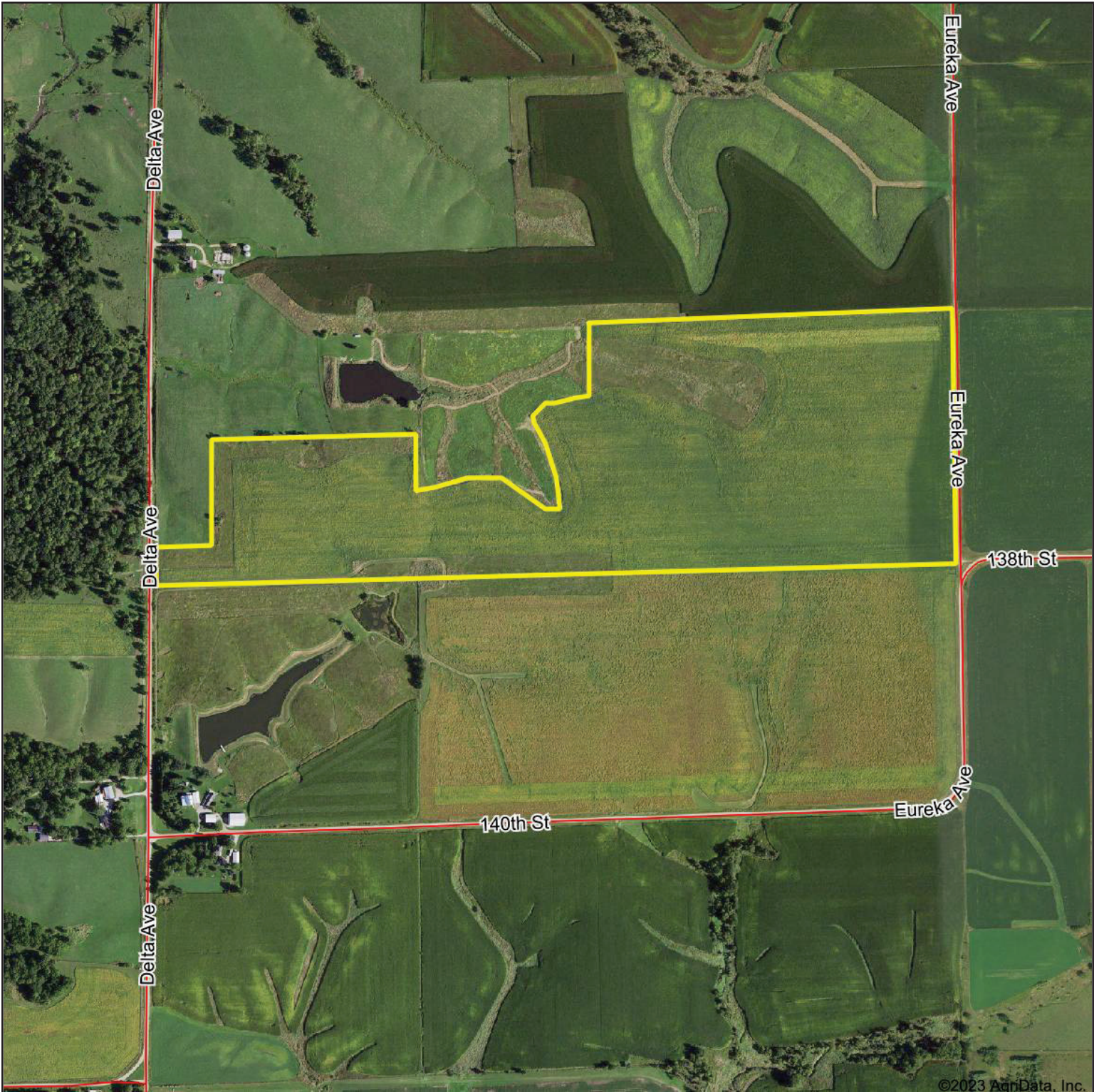
Plat Map

Cedar County, Iowa
87 Acres M/L



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Aerial Map



Growthland

Boundary Center: 41.894391, -91.296486



22-82N-4W
Cedar County
Iowa

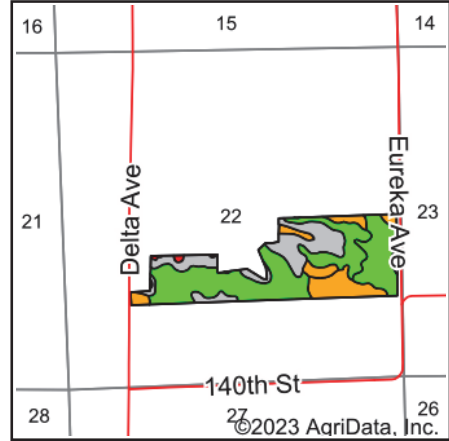
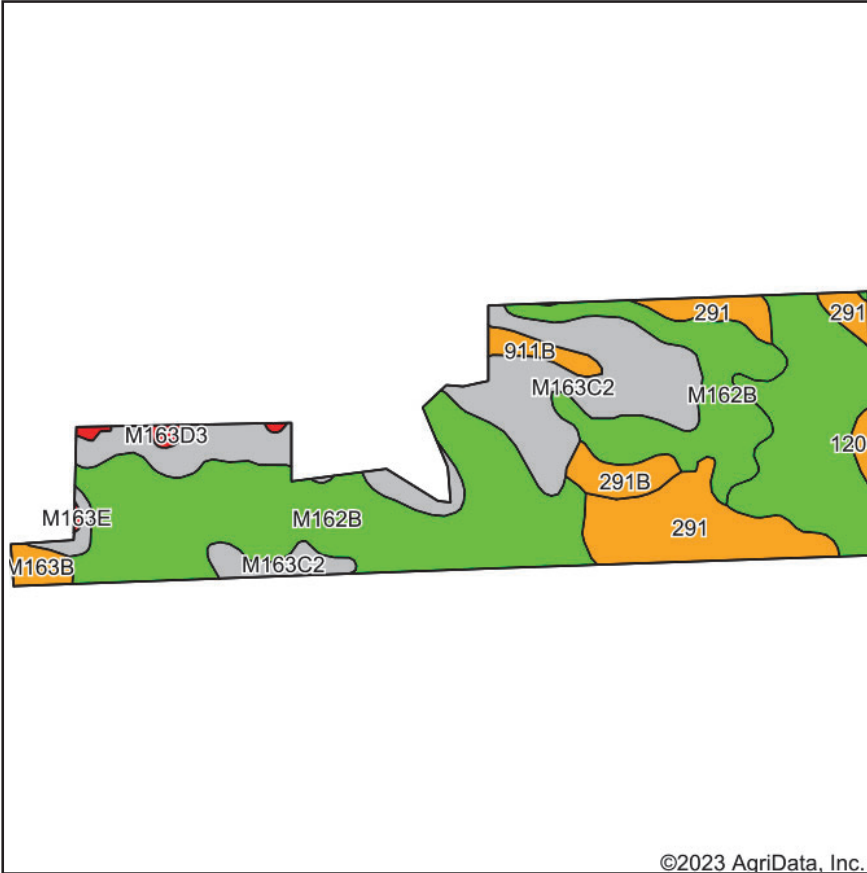


Maps Provided By:



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Soils Map



State: **Iowa**
 County: **Cedar**
 Location: **22-82N-4W**
 Township: **Pioneer**
 Acres: **90.63**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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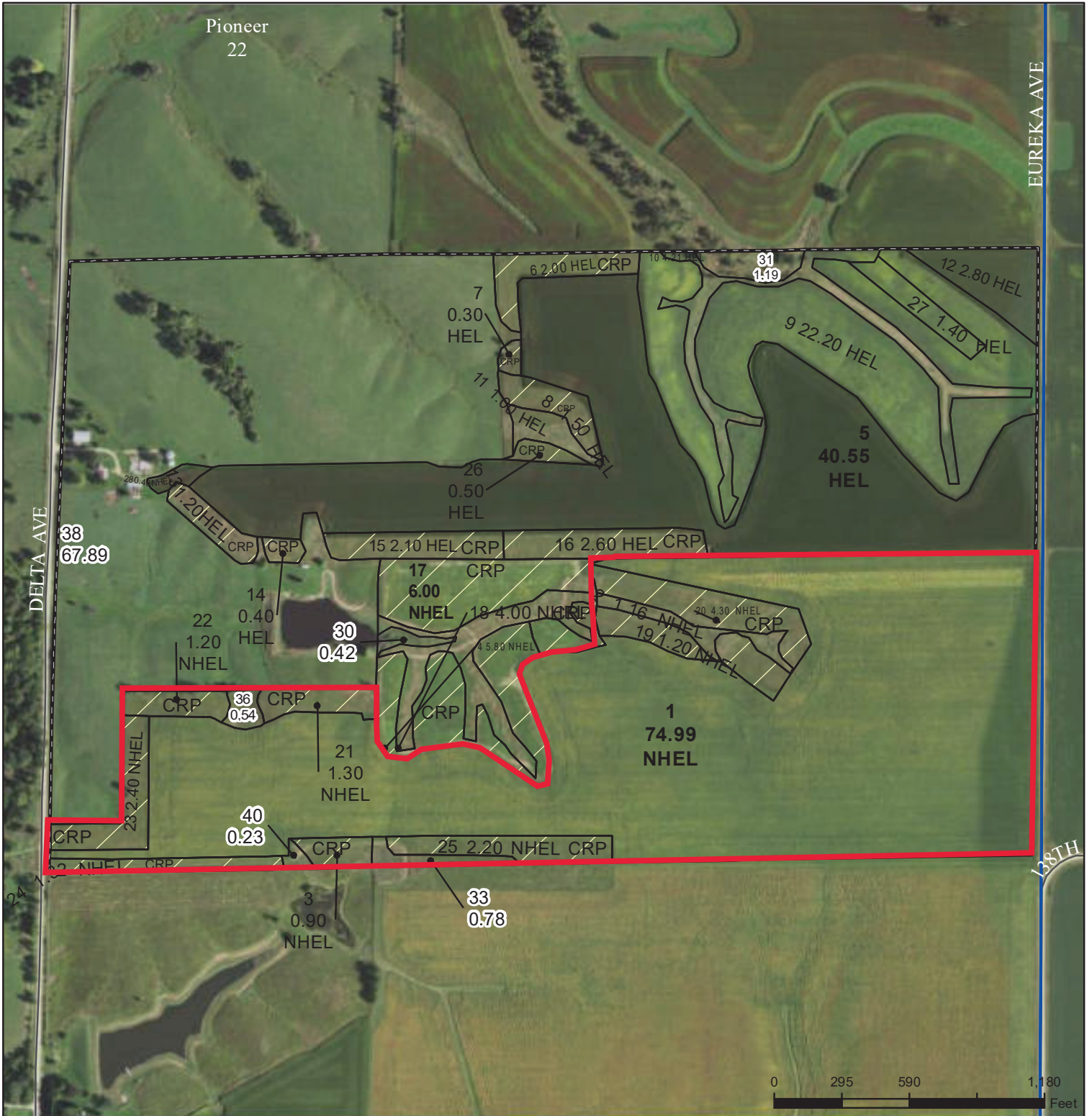


Area Symbol: IA031, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	CSR2**
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	39.14	43.2%		90
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	20.93	23.1%		76
120B	Tama silty clay loam, 2 to 5 percent slopes	13.64	15.1%		95
291	Atterberry silt loam, 1 to 3 percent slopes	11.01	12.1%		85
291B	Atterberry silt loam, 2 to 5 percent slopes	2.10	2.3%		85
911B	Colo-Ely complex, 0 to 5 percent slopes	1.35	1.5%		86
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	1.22	1.3%		84
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	0.61	0.7%		41
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.54	0.6%		87
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.09	0.1%		39
				Weighted Average	86.3

**IA has updated the CSR values for each county to CSR2.
 Soils data provided by USDA and NRCS.

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- Legend**
- Non-Cropland
 - Cropland
 - Iowa PLSS
 - Tract Boundary
 - Iowa Roads

- Wetland Determination**
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation
 - Compliance Provisions

Tract Cropland Total: 189.93 acres

2022 Program Year
Map Created March 31, 2022

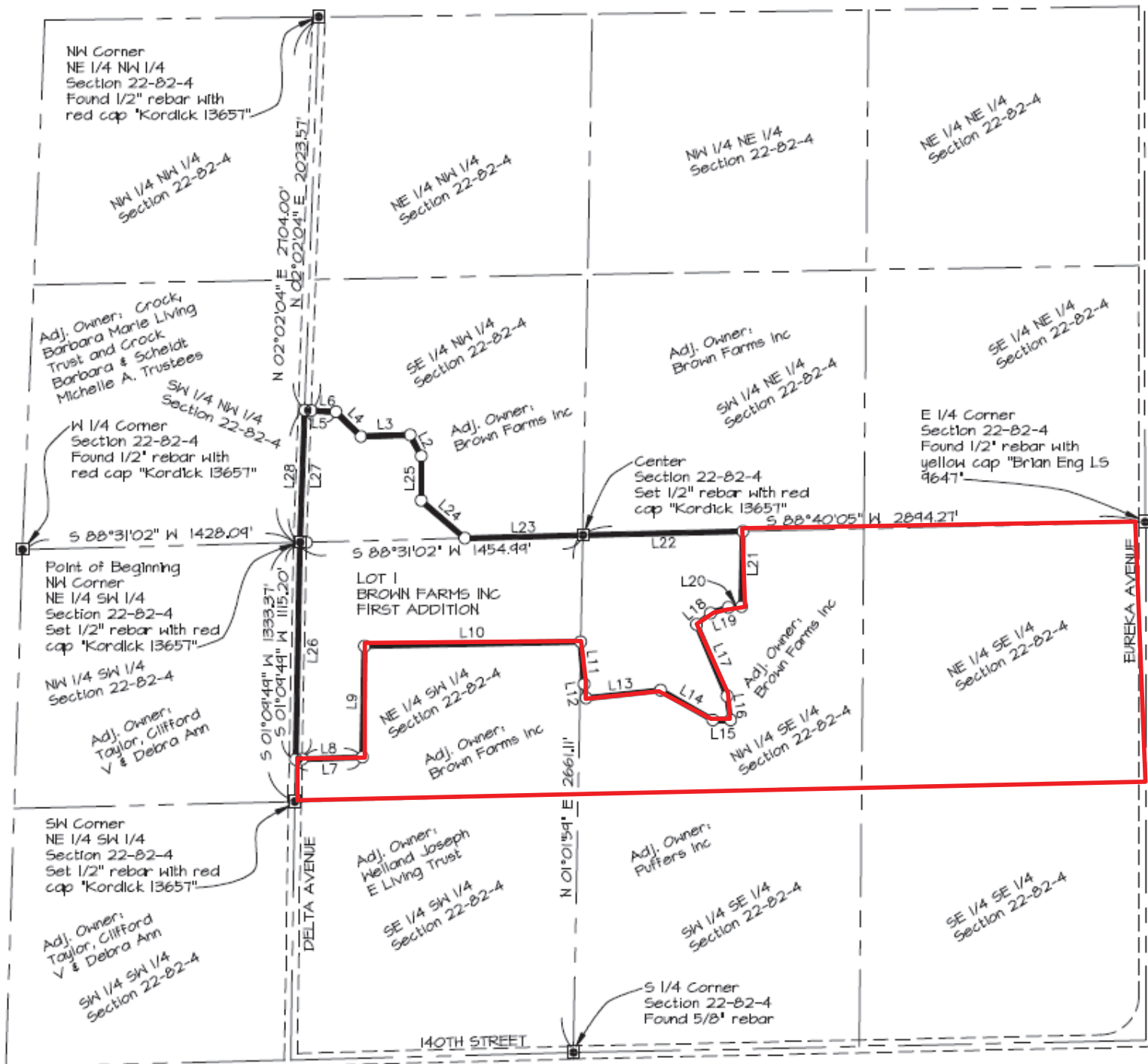
Farm 5597
Tract 8411

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USDA is an equal opportunity provider, employer, and lender.

Survey

FINAL PLAT - BROWN FARMS INC FIRST ADDITION



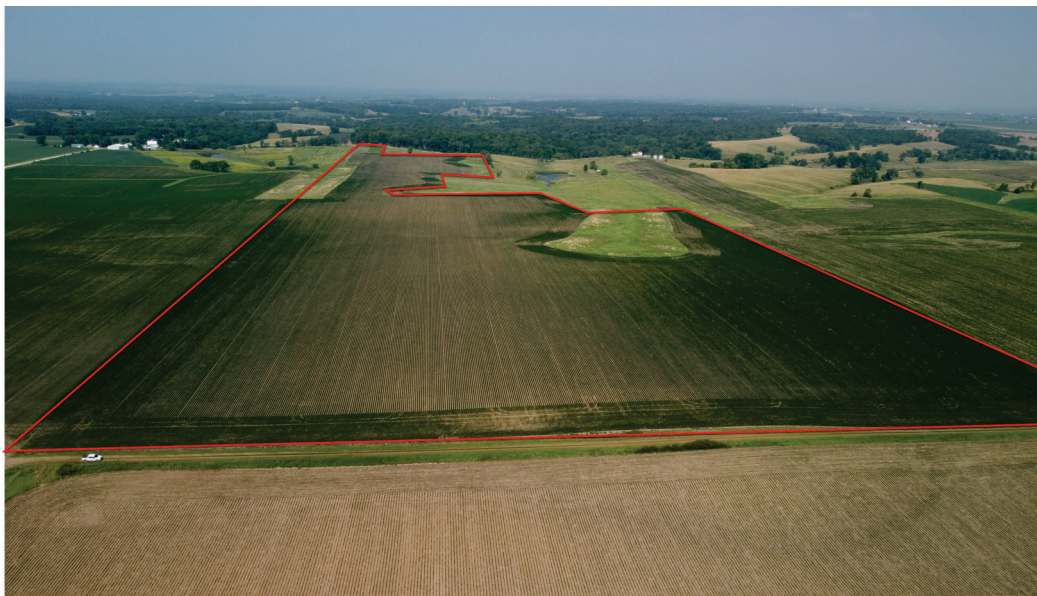


Property Photos

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Southwest looking northeast



Southeast looking west

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