

## Land For Sale

#### ACREAGE:

189.23 Acres

#### Cedar County, IA

**LOCATION:** 



#### **Property** Key Features

- Located 6 Miles South of Mechanicsville, Iowa
- High-Quality Cedar County Farm Located Along a Hard-Surface Road
- 190.90 FSA/Eff. Crop Acres with an 88.38 CSR2

Kirk Weih, AFM, ALC Licensed Broker in IA 319-721-3176 KirkW@Hertz.ag **319-895-8858** 102 Palisades Road & Hwy. 1 Mount Vernon, IA 52314 **www.Hertz.ag**  Troy Louwagie, ALC Licensed Broker in IA & IL 319-721-4068 TroyL@Hertz.ag

REID: 010-2288-01



Plat Map

Cass Township, Cedar County, IA

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

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## **Aerial Photo**

189.23 Acres



# FSA/Eff. Crop Acres:190.90Corn Base Acres:135.54Bean Base Acres:55.36Soil Productivity:88.38 CSR2

#### Property Information 189.23 Acres

#### Location

**From Tipton:** 5<sup>3</sup>/<sub>4</sub> miles west on County Road F28 and 1 mile north on Garfield Avenue. The farm is located on the west side of the road.

#### **From Mechanicsville—Intersection of Highway 30 and Fox Avenue:** 3 miles south on Fox Avenue, ½ mile east on 160th Street and 3 miles south on Garfield Avenue.

#### **Legal Description**

The SW<sup>1</sup>/<sub>4</sub> of the NE<sup>1</sup>/<sub>4</sub> and the E<sup>1</sup>/<sub>2</sub> of the E<sup>1</sup>/<sub>2</sub>, except Parcel "A" and Parcel "B"; all located in Section 24, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa.

#### Price & Terms PRICE REDUCED!

- <del>\$2,980,372.50</del> \$2,885,757.50
- <del>\$15,750/acre</del> \$15,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable. Subject to 2022 lease.

#### **Lease Status**

There is a cash rent lease in place for the 2022 crop year. Contact agent for details.

#### **Real Estate Tax**

Taxes Payable 2021 - 2022: \$7,144.00 Gross Acres: 194.99 Exempt ROW Acres: 5.76 Net Taxable Acres: 187.73 Tax per Net Taxable Acre: \$37.75

#### **FSA Data**

Farm Number 5165, Tract 8150 FSA/Eff. Crop Acres: 190.90 Corn Base Acres: 135.54 Corn PLC Yield: 149 Bu. Bean Base Acres: 55.36 Bean PLC Yield: 46 Bu.

#### **Soil Types/Productivity**

Primary soils are Klinger, Maxfield and Dinsdale. CSR2 on the FSA/Eff. crop acres is 88.38. See soil map for detail.

#### **Land Description**

Level to gently rolling.

#### Drainage

Natural with some tile. Contact agent for tile maps.

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## Soil Map 190.90 FSA/Eff. Crop Acres

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|---|--|---|---|--|--|--|
|   | 932  |   | 2761<br>2771  |  |  |  |
| Soil Label  |  | · /   | % of Field  | NIRR Land Class  | CSR2   |  |
| Soil Label  |  | B   | P   | NIRR Land Class  | <b>CSR2</b><br>95  |  |
|   | Soil Name  | Acres   | % of Field  |  |  |  |
| 184   | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes  | <b>Acres</b><br>69.23   | % of Field<br>36.26   | 1  | 95   |  |
| 184<br>382  | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes   | Acres<br>69.23<br>29.97   | % of Field<br>36.26<br>15.70  | 1<br>2   | 95<br>87   |  |
| 184<br>382<br>377B  | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes  | B<br>69.23<br>29.97<br>28.21  | % of Field<br>36.26<br>15.70<br>14.77   | 1<br>2<br>2  | 95<br>87<br>94   |  |
| 184<br>382<br>377B<br>83B   | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes  | Acres           69.23           29.97           28.21           18.06   | % of Field<br>36.26<br>15.70<br>14.77<br>9.46   | 1<br>2<br>2<br>2   | 95<br>87<br>94<br>90   |  |
| 184<br>382<br>377B<br>83B<br>982  | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes  | <b>Acres</b><br>69.23<br>29.97<br>28.21<br>18.06<br>7.01  | % of Field         36.26           15.70         14.77           9.46         3.67  | 1<br>2<br>2<br>2<br>2<br>2   | 95<br>87<br>94<br>90<br>92   |  |
| 184<br>382<br>377B<br>83B<br>982<br>761   | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes<br>Franklin silt loam, 1 to 3 percent slopes   | Acres<br>69.23<br>29.97<br>28.21<br>18.06<br>7.01<br>6.65   | % of Field         36.26           15.70         14.77           9.46         3.67           3.48         3.48  | 1<br>2<br>2<br>2<br>2<br>2<br>1  | 95<br>87<br>94<br>90<br>92<br>85   |  |
| 184<br>382<br>377B<br>83B<br>982<br>761<br>175B   | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes<br>Franklin silt loam, 1 to 3 percent slopes<br>Dickinson fine sandy loam, 2 to 5 percent slopes   | B<br>69.23<br>29.97<br>28.21<br>18.06<br>7.01<br>6.65<br>5.52   | % of Field<br>36.26<br>15.70<br>14.77<br>9.46<br>3.67<br>3.48<br>2.89   | 1<br>2<br>2<br>2<br>2<br>1<br>3  | 95<br>87<br>94<br>90<br>92<br>85<br>50   |  |
| 184<br>382<br>377B<br>83B<br>982<br>761<br>175B<br>911B   | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes<br>Franklin silt loam, 1 to 3 percent slopes<br>Dickinson fine sandy loam, 2 to 5 percent slopes<br>Colo-Ely complex, 0 to 5 percent slopes  | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98   | % of Field<br>36.26<br>15.70<br>14.77<br>9.46<br>3.67<br>3.48<br>2.89<br>2.61   | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>4e   | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86   |  |
| 184           382           377B           83B           982           761           175B           911B           760  | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes<br>Franklin silt loam, 1 to 3 percent slopes<br>Dickinson fine sandy loam, 2 to 5 percent slopes<br>Colo-Ely complex, 0 to 5 percent slopes<br>Ansgar silt loam, 0 to 2 percent slopes   | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98           4.66  | % of Field           36.26           15.70           14.77           9.46           3.67           3.48           2.89           2.61           2.44  | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>2<br>4e<br>2                                   | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86<br>85   |  |
| 184           382           377B           83B           982           761           175B           911B           760           41C           291B           118   | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes<br>Franklin silt loam, 1 to 3 percent slopes<br>Dickinson fine sandy loam, 2 to 5 percent slopes<br>Colo-Ely complex, 0 to 5 percent slopes<br>Ansgar silt loam, 0 to 2 percent slopes<br>Sparta loamy fine sand, 5 to 9 percent slopes  | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98           4.66           3.82   | % of Field           36.26           15.70           14.77           9.46           3.67           3.48           2.89           2.61           2.44           2.00   | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>4<br>e<br>2<br>2<br>2                          | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86<br>85<br>34                                     |  |
| 184           382           377B           83B           982           761           175B           911B           760           41C           291B           118           377C2   | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes<br>Franklin silt loam, 1 to 3 percent slopes<br>Dickinson fine sandy loam, 2 to 5 percent slopes<br>Colo-Ely complex, 0 to 5 percent slopes<br>Ansgar silt loam, 0 to 2 percent slopes<br>Sparta loamy fine sand, 5 to 9 percent slopes<br>Atterberry silt loam, 2 to 5 percent slopes   | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98           4.66           3.82           3.79           3.75           2.52  | % of Field           36.26           15.70           14.77           9.46           3.67           3.48           2.89           2.61           2.44           2.00           1.98           1.96           1.32  | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>4<br>e<br>2<br>2<br>3                          | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86<br>85<br>34<br>85<br>90<br>85                   |  |
| 184           382           377B           83B           982           761           175B           911B           760           41C           291B           118           3777C2           63B                              | Soil Name Klinger silty clay loam, 1 to 4 percent slopes Maxfield silty clay loam, 0 to 2 percent slopes Dinsdale silty clay loam, 2 to 5 percent slopes Kenyon loam, 2 to 5 percent slopes Maxmore silty clay loam, 0 to 2 percent slopes Franklin silt loam, 1 to 3 percent slopes Dickinson fine sandy loam, 2 to 5 percent slopes Colo-Ely complex, 0 to 5 percent slopes Ansgar silt loam, 0 to 2 percent slopes Sparta loamy fine sand, 5 to 9 percent slopes Garwin silty clay loam, 0 to 2 percent slopes Dinsdale silty clay loam, 0 to 2 percent slopes Colo-Ely complex, 0 to 5 percent slopes Sparta loamy fine sand, 5 to 9 percent slopes Carvin silty clay loam, 0 to 2 percent slopes Dinsdale silty clay loam, 5 to 9 percent slopes, eroded Chelsea loamy fine sand, 2 to 5 percent slopes   | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98           4.66           3.82           3.79           3.75           2.52           1.73                               | % of Field           36.26           15.70           14.77           9.46           3.67           3.48           2.89           2.61           2.44           2.00           1.98           1.96           1.32           0.90                               | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>4<br>e<br>2<br>2<br>3<br>4                     | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86<br>85<br>34<br>85<br>90<br>85<br>19             |  |
| 184           382           377B           83B           982           761           175B           911B           760           41C           291B           118           3777C2           63B           83C2               | Soil Name Klinger silty clay loam, 1 to 4 percent slopes Maxfield silty clay loam, 0 to 2 percent slopes Dinsdale silty clay loam, 2 to 5 percent slopes Kenyon loam, 2 to 5 percent slopes Maxmore silty clay loam, 0 to 2 percent slopes Franklin silt loam, 1 to 3 percent slopes Dickinson fine sandy loam, 2 to 5 percent slopes Colo-Ely complex, 0 to 5 percent slopes Ansgar silt loam, 0 to 2 percent slopes Sparta loamy fine sand, 5 to 9 percent slopes Garwin silty clay loam, 0 to 2 percent slopes Dinsdale silty clay loam, 0 to 2 percent slopes Ketreberry silt loam, 2 to 5 percent slopes Dinsdale silty clay loam, 5 to 9 percent slopes Dinsdale silty clay loam, 5 to 9 percent slopes Cole-Ely complex, 0 to 5 percent slopes Cole-Ely complex, 0 to 5 percent slopes Sparta loamy fine sand, 5 to 9 percent slopes Cole-Ely clay loam, 5 to 9 percent slopes Cole-Ely clay lo | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98           4.66           3.82           3.79           3.75           2.52           1.73           0.54                | % of Field           36.26           15.70           14.77           9.46           3.67           3.48           2.89           2.61           2.44           2.00           1.98           1.96           1.32           0.90           0.28                | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>4<br>e<br>2<br>2<br>3<br>4<br>3<br>3           | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86<br>85<br>34<br>85<br>90<br>85<br>19<br>84       |  |
| 184           382           377B           83B           982           761           175B           911B           760           41C           291B           118           3777C2           63B           83C2           63C | Soil Name<br>Klinger silty clay loam, 1 to 4 percent slopes<br>Maxfield silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 2 to 5 percent slopes<br>Kenyon loam, 2 to 5 percent slopes<br>Maxmore silty clay loam, 0 to 2 percent slopes<br>Franklin silt loam, 1 to 3 percent slopes<br>Dickinson fine sandy loam, 2 to 5 percent slopes<br>Colo-Ely complex, 0 to 5 percent slopes<br>Sparta loamy fine sand, 5 to 9 percent slopes<br>Garwin silty clay loam, 0 to 2 percent slopes<br>Dinsdale silty clay loam, 0 to 9 percent slopes<br>Dinsdale silty clay loam, 5 to 9 percent slopes<br>Dinsdale silty clay loam, 5 to 9 percent slopes<br>Kenyon loam, 5 to 9 percent slopes<br>Kenyon loam, 5 to 9 percent slopes<br>Kenyon loam, 5 to 9 percent slopes, eroded<br>Chelsea loamy fine sand, 5 to 9 percent slopes   | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98           4.66           3.82           3.79           3.75           2.52           1.73           0.54           0.30 | % of Field           36.26           15.70           14.77           9.46           3.67           3.48           2.89           2.61           2.44           2.00           1.98           1.96           1.32           0.90           0.28           0.16 | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>4<br>e<br>2<br>2<br>3<br>4<br>3<br>4<br>3<br>4 | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86<br>85<br>34<br>85<br>90<br>85<br>19<br>84<br>14 |  |
| 184           382           377B           83B           982           761           175B           911B           760           41C           291B           118           3777C2           63B           83C2               | Soil Name Klinger silty clay loam, 1 to 4 percent slopes Maxfield silty clay loam, 0 to 2 percent slopes Dinsdale silty clay loam, 2 to 5 percent slopes Kenyon loam, 2 to 5 percent slopes Maxmore silty clay loam, 0 to 2 percent slopes Franklin silt loam, 1 to 3 percent slopes Dickinson fine sandy loam, 2 to 5 percent slopes Colo-Ely complex, 0 to 5 percent slopes Ansgar silt loam, 0 to 2 percent slopes Sparta loamy fine sand, 5 to 9 percent slopes Garwin silty clay loam, 0 to 2 percent slopes Dinsdale silty clay loam, 0 to 2 percent slopes Ketreberry silt loam, 2 to 5 percent slopes Dinsdale silty clay loam, 5 to 9 percent slopes Dinsdale silty clay loam, 5 to 9 percent slopes Cole-Ely complex, 0 to 5 percent slopes Cole-Ely complex, 0 to 5 percent slopes Sparta loamy fine sand, 5 to 9 percent slopes Cole-Ely clay loam, 5 to 9 percent slopes Cole-Ely clay lo | Acres           69.23           29.97           28.21           18.06           7.01           6.65           5.52           4.98           4.66           3.82           3.79           3.75           2.52           1.73           0.54                | % of Field           36.26           15.70           14.77           9.46           3.67           3.48           2.89           2.61           2.44           2.00           1.98           1.96           1.32           0.90           0.28                | 1<br>2<br>2<br>2<br>2<br>1<br>3<br>2<br>2<br>2<br>4<br>e<br>2<br>2<br>3<br>4<br>3<br>3           | 95<br>87<br>94<br>90<br>92<br>85<br>50<br>86<br>85<br>34<br>85<br>90<br>85<br>19<br>84       |  |

#### Water & Well Information

None.

#### Comments

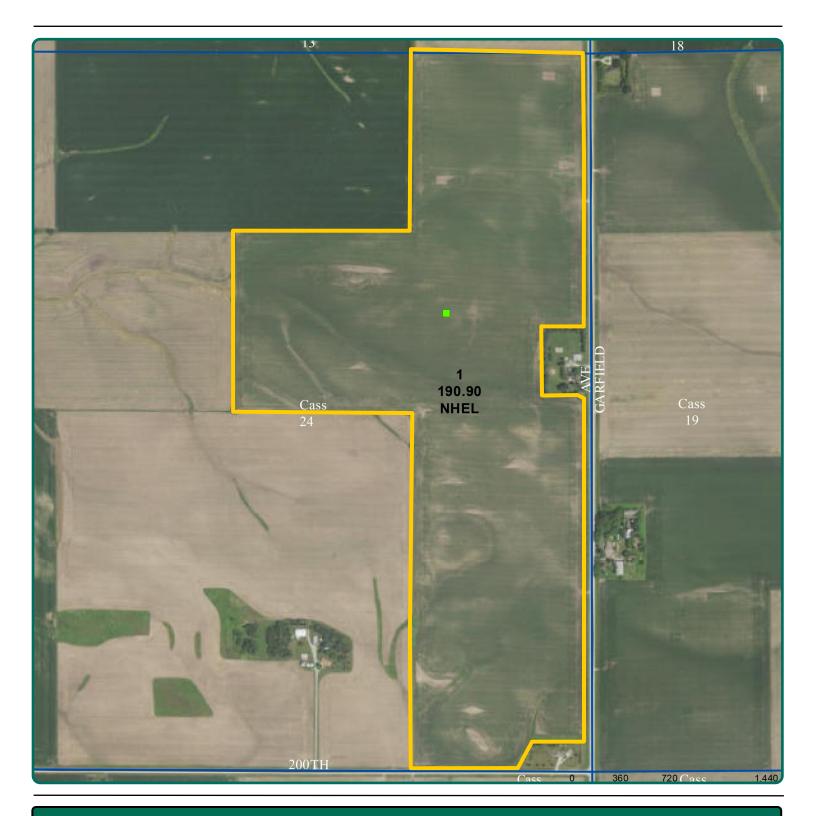
Investment-quality Cedar County farm.

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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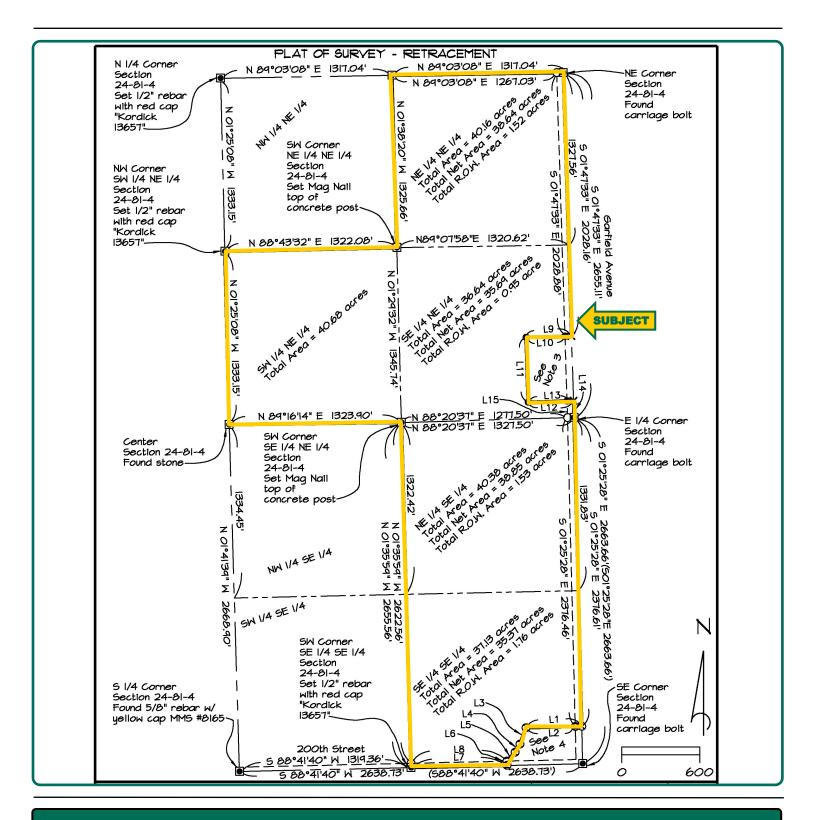


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## Property Photos

#### Looking Southwest



#### Looking Northeast



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