

Land For Sale

ACREAGE:

231.48 Acres, m/l

LOCATION:

Mitchell County, IA



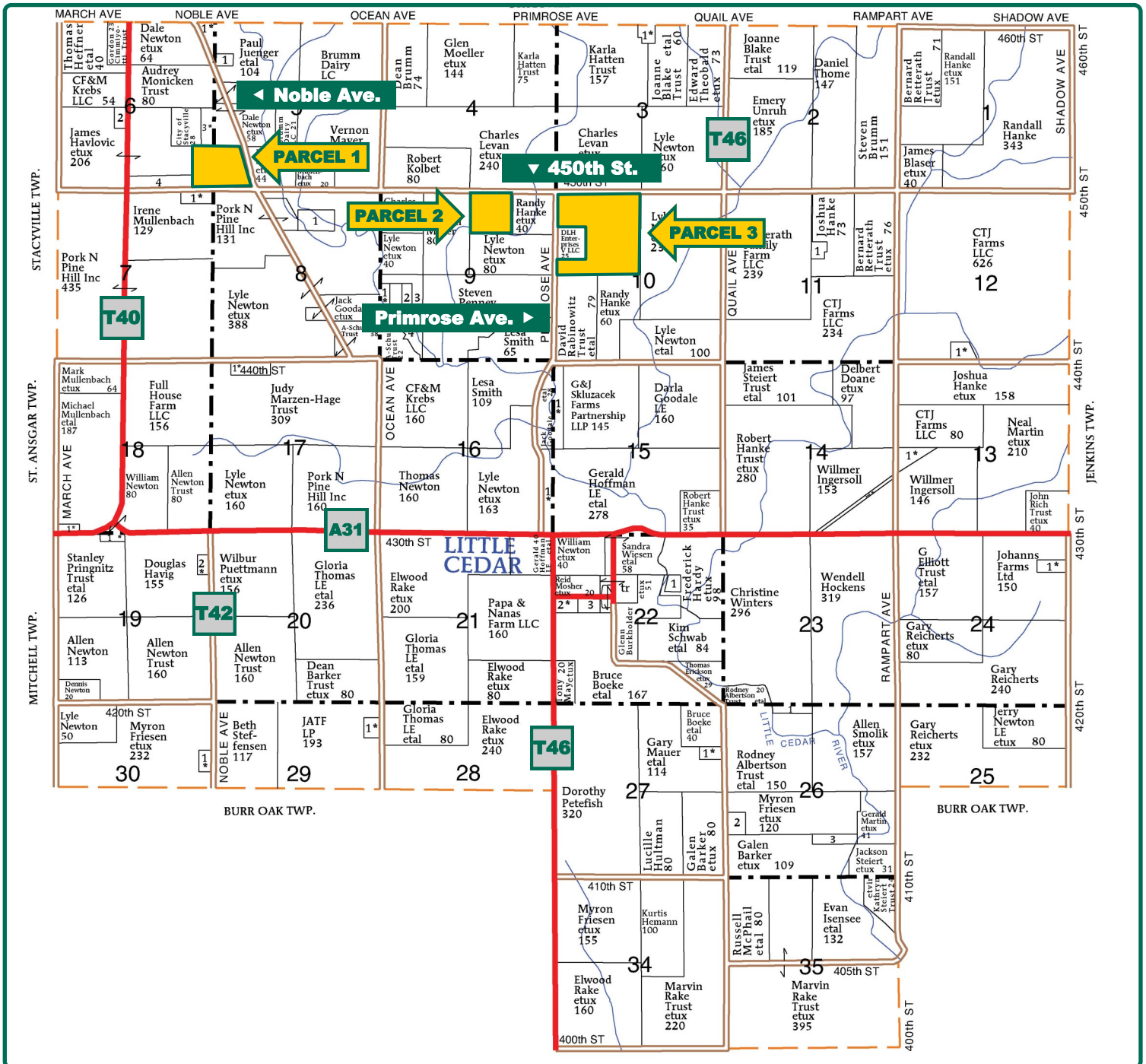
Property *Key Features*

- Three Parcels Located within Close Proximity—Offered as a Single Package
- Highly Tillable Properties with an Average CSR2 of 75.50
- Located 2 Miles North of Little Cedar, Iowa

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

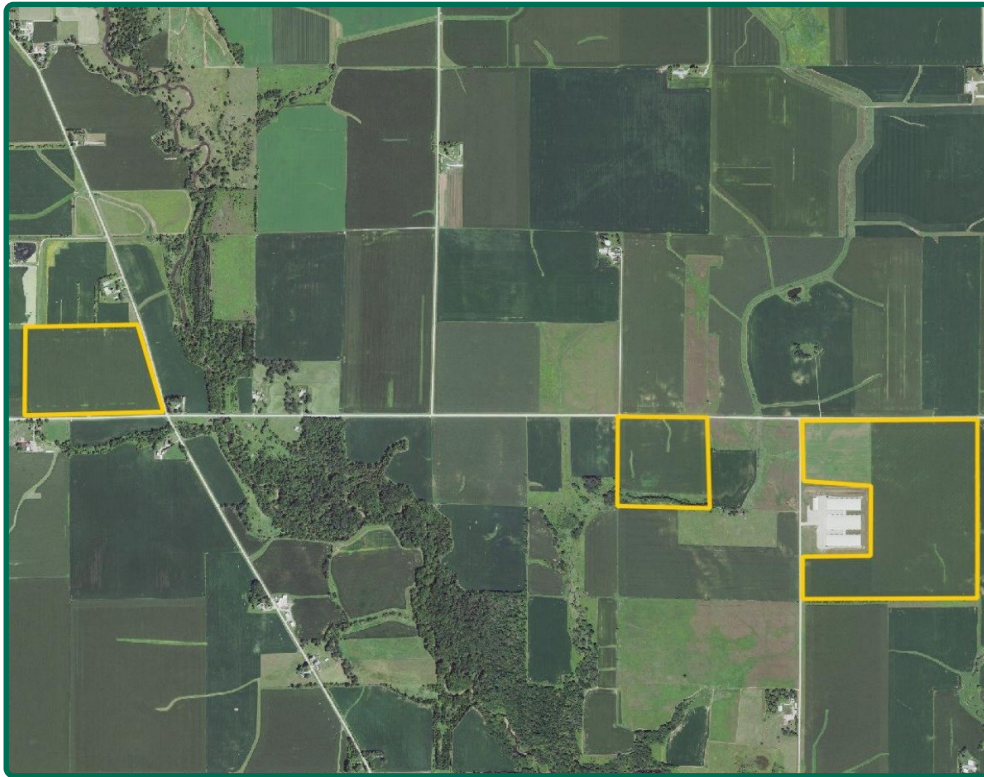


Map reproduced with permission of Farm & Home Publishers, Ltd.

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



Whole Farm

FSA/Eff. Crop Acres: 217.19*
Corn Base Acres: 183.11
Oat Base Acres: 9.23*
Soil Productivity: 75.50 CSR2

**Acres are estimated.*

Property Information

231.48 Acres, m/l

Location

2 miles north of Little Cedar, Iowa.

Legal Description

E½ SE¼ SE¼ and W of Rd. S½ SW¼
 Section 5, Township 99 North, Range 16
 West of the 5th P.M. & NW¼ NE¼
 Section 9, Township 99 North, Range 16
 West of the 5th P.M. & Ex Parcel A NW¼
 Section 10, Township 99 North, Range 16
 West of the 5th P.M.

Price & Terms

- \$2,350,000
- \$10,152.06/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Real Estate Tax

Taxes Payable 2022 - 2023: \$6,582.00
 Gross Acres: 231.48
 Net Taxable Acres: 224.70
 Tax per Net Taxable Acre: \$29.29
 Tax Parcel ID #s: 0706400007,
 0705300004, 0709200001, 0710100003

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 2058, Tract 1820
 FSA/Eff. Crop Acres: 54.74
 Corn Base Acres: 54.50
 Corn PLC Yield: 152 Bu.
 Oat Base Acres: 0.20
 Oat PLC Yield: 60 Bu.

Farm Number 2058, Tract 1819

FSA/Eff. Crop Acres: 33.84*
 Oat Base Acres: 9.03*
 Oat PLC Yield: 60 Bu.
FSA shows 39.44 Effective Crop Acres; however, 5.60 acres should be considered non-tillable acres. Acres estimated pending reconstitution of farm by the Mitchell County FSA office. Contact listing agent for details.

Farm Number 534, Tract 841

FSA/Eff. Crop Acres: 128.61
 Corn Base Acres: 128.61
 Corn PLC Yield: 120 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
 Tract contains a wetland or farmed wetland.

Morgan Troendle, AFM

Licensed Broker in IA, MN

319.239.6500

MorganT@Hertz.ag

319.234.1949

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

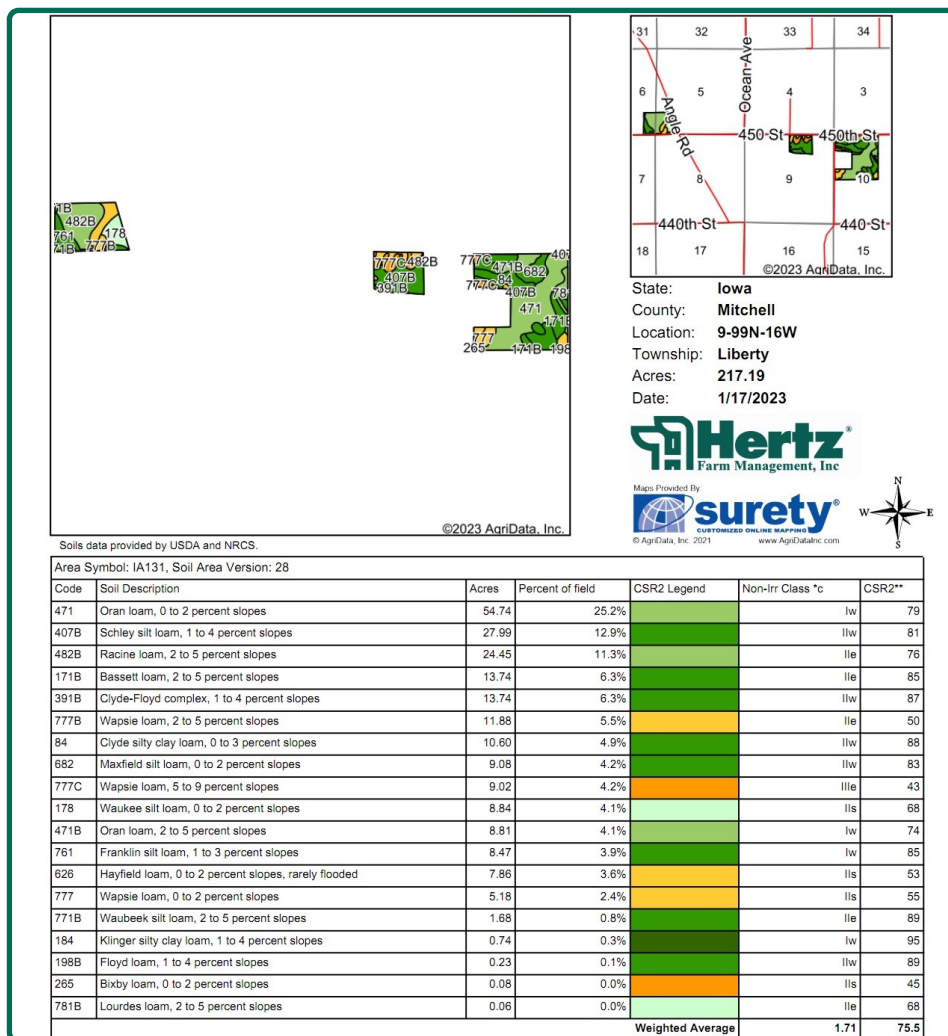
www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA

319.540.2957

ElliottS@Hertz.ag



Soil Types/Productivity

Primary soils are Oran loam and Schley silt loam. CSR2 on the estimated FSA/Eff. crop acres is 75.50. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Contact listing agent for details.

Yield History (Bu./Ac.)

Contact listing agent for details.

Land Description

Level to gently rolling.

Drainage

Pattern tiled farms. Contact listing agent for details.

Buildings/Improvements

None.

Water & Well Information

No known well.

Comments

Great investment opportunity or add-on properties to existing farming operation.

Morgan Troendle, AFM

Licensed Broker in IA, MN

319.239.6500

MorganT@Hertz.ag

319.234.1949

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA

319.540.2957

ElliottS@Hertz.ag



Parcel 1

FSA/Eff. Crop Acres:	54.74
Corn Base Acres:	54.50
Oat Base Acres:	0.20
Soil Productivity:	71.90 CSR2

Parcel 1 Property Information 56.36 Acres, m/l

Location

2 miles northwest of Little Cedar, Iowa, on the north side of 450th St. at Noble Ave.

Legal Description

E½ SE¼ SE¼ and W of Rd. S½ SW¼ Section 5, Township 99 North, Range 16 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2022 - 2023: \$1,616.00
Gross Acres: 56.36
Net Taxable Acres: 53.78
Tax per Net Taxable Acre: \$30.05
Tax Parcel ID #s: 0706400007, 0705300004

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 2058, Tract 1820
FSA/Eff. Crop Acres: 54.74
Corn Base Acres: 54.50
Corn PLC Yield: 152 Bu.
Oat Base Acres: 0.20
Oat PLC Yield: 60 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Racine loam and Waukee silt loam. CSR2 on the FSA/Eff. crop acres is 71.90. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Contact listing agent for details.

Yield History (Bu./Ac.)

Contact listing agent for details.

Land Description

Level to gently rolling.

Drainage

Pattern tiled farm. Contact listing agent for details.

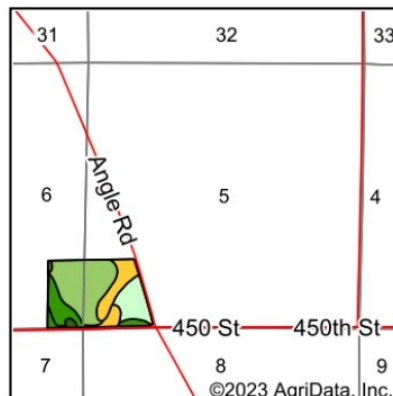
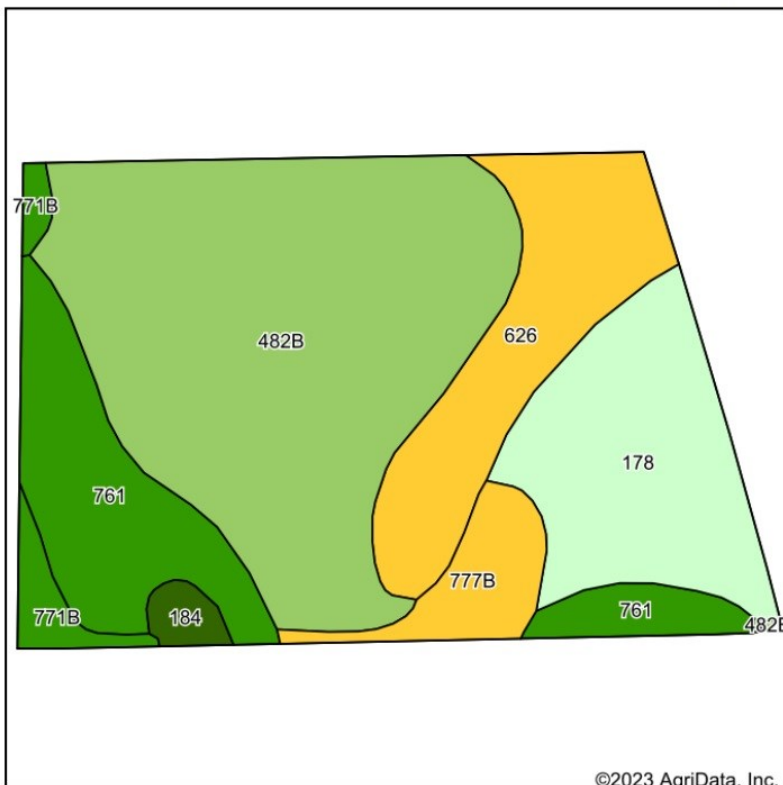
Water & Well Information

No known well.

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



State: **Iowa**
County: **Mitchell**
Location: **5-99N-16W**
Township: **Liberty**
Acres: **54.74**
Date: **1/17/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

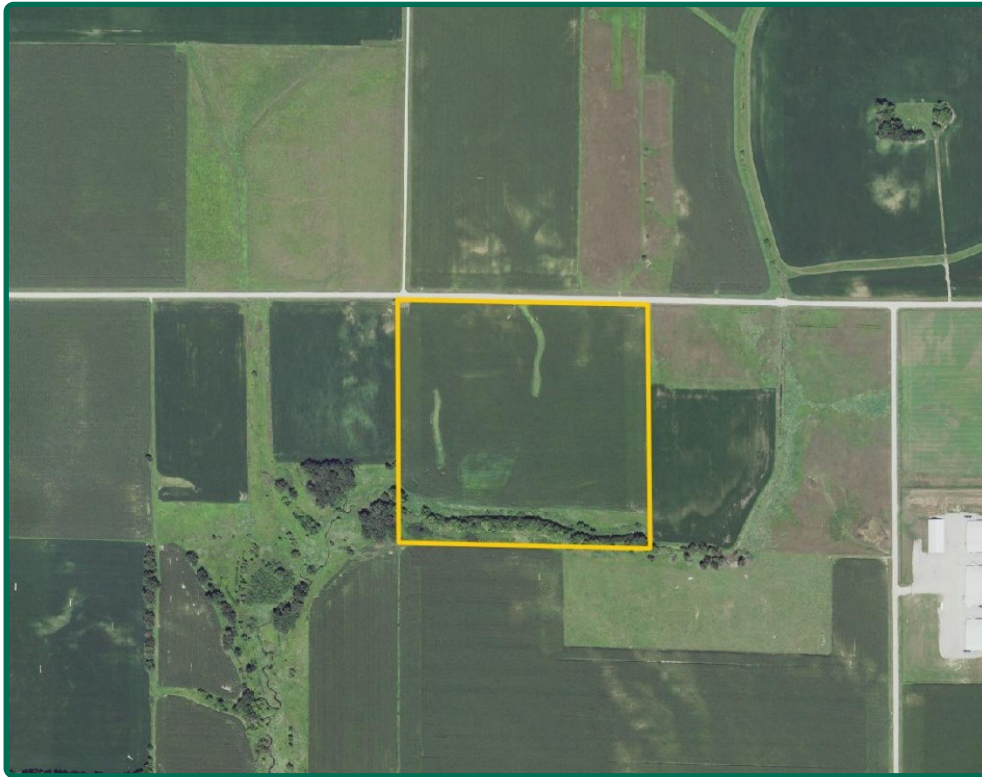
Area Symbol: IA131, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
482B	Racine loam, 2 to 5 percent slopes	24.41	44.6%		Ile	76
178	Waukee silt loam, 0 to 2 percent slopes	9.40	17.2%		Ils	68
761	Franklin silt loam, 1 to 3 percent slopes	8.19	15.0%		Iw	85
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	8.02	14.7%		Ils	53
777B	Wapsie loam, 2 to 5 percent slopes	2.62	4.8%		Ile	50
771B	Waubeek silt loam, 2 to 5 percent slopes	1.42	2.6%		Ile	89
184	Klinger silty clay loam, 1 to 4 percent slopes	0.68	1.2%		Iw	95
Weighted Average					1.84	71.9

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



Parcel 2

FSA/Eff. Crop Acres: 33.84*
Oat Base Acres: 9.03*
Soil Productivity: 69.30 CSR2

**Acres are estimated.*

Parcel 2 Property Information 40.00 Acres, m/l

Location

2 miles north of Little Cedar, Iowa, on the south side of 450th St.

Legal Description

NW¼ NE¼ Section 9, Township 99 North, Range 16 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2022 - 2023: \$992.00
Gross Acres: 40.00
Net Taxable Acres: 39.00
Tax per Net Taxable Acre: \$25.44
Tax Parcel ID #: 0709200001

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 2058, Tract 1819
FSA/Eff. Crop Acres: 33.84*
Oat Base Acres: 9.03*
Oat PLC Yield: 60 Bu.
FSA shows 39.44 Effective Crop Acres; however, 5.60 acres should be considered non-tillable acres. Acres estimated pending reconstitution of farm by the Mitchell County FSA office. Contact listing agent for details.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Schley silt loam and Wapsie loam. CSR2 on the estimated FSA/Eff. crop acres is 69.30. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Contact listing agent for details.

Yield History (Bu./Ac.)

Contact listing agent for details.

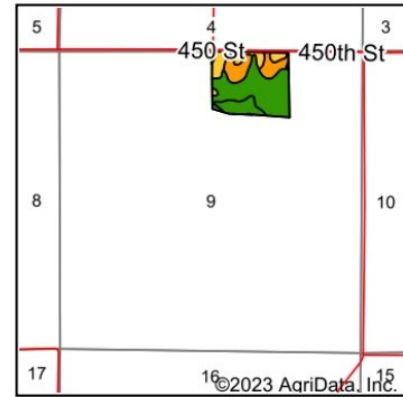
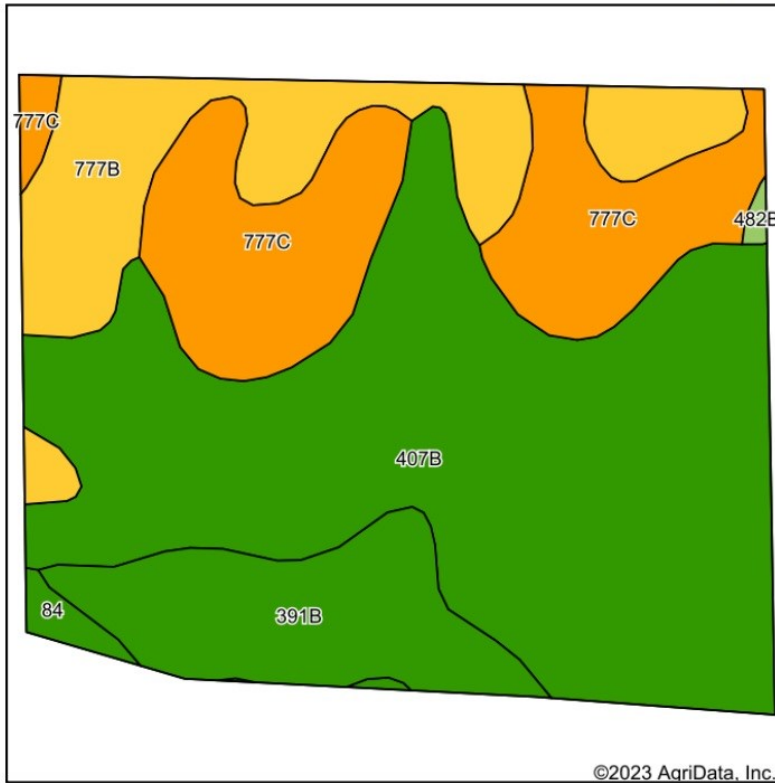
Land Description

Level to gently rolling.

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



State: **Iowa**
County: **Mitchell**
Location: **5-99N-16W**
Township: **Liberty**
Acres: **33.84**
Date: **1/17/2023**



Area Symbol: IA131, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
407B	Schley silt loam, 1 to 4 percent slopes	17.41	51.4%		IIw	81
777C	Wapsie loam, 5 to 9 percent slopes	6.81	20.1%		IIIe	43
777B	Wapsie loam, 2 to 5 percent slopes	5.26	15.5%		Ile	50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.93	11.6%		IIw	87
84	Clyde silty clay loam, 0 to 3 percent slopes	0.35	1.0%		IIw	88
482B	Racine loam, 2 to 5 percent slopes	0.08	0.2%		Ile	76
Weighted Average					2.20	69.3

Drainage

Pattern tiled farm. Contact listing agent for details.

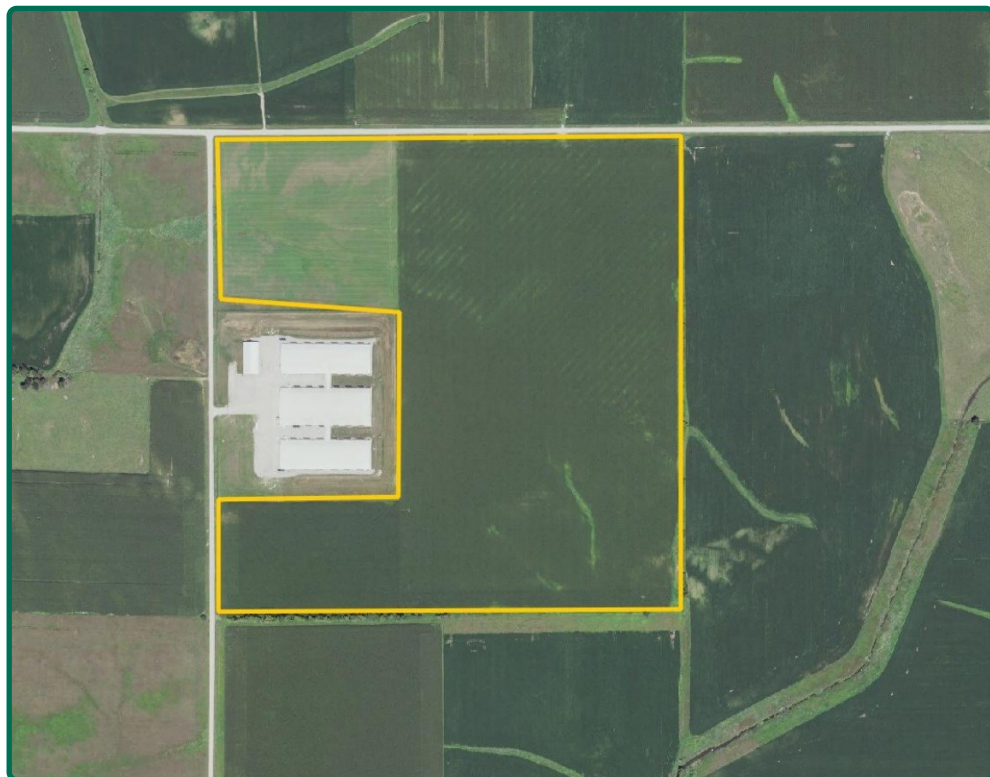
Water & Well Information

No known well.

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



Parcel 3

FSA/Eff. Crop Acres: 128.61
Corn Base Acres: 128.61
Soil Productivity: 78.60 CSR2

Parcel 3 Property Information 135.12 Acres, m/l

Location

2 miles northeast of Little Cedar, Iowa, on the south side of 450th St. at Primrose Ave.

Legal Description

Ex Parcel A NW¼ Section 10, Township 99 North, Range 16 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2022 - 2023: \$3,974.00
Gross Acres: 135.12
Net Taxable Acres: 131.92
Tax per Net Taxable Acre: \$30.12
Tax Parcel ID #: 0710100003

Lease Status

Open lease for the 2023 crop year.

FSA Data

Farm Number 534, Tract 841
FSA/Eff. Crop Acres: 128.61
Corn Base Acres: 128.61
Corn PLC Yield: 120 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.
Tract contains a wetland or farmed wetland.

Soil Types/Productivity

Primary soils are Oran loam and Bassett loam. CSR2 on the FSA/Eff. crop acres is 78.60. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Fertility Data

Contact listing agent for details.

Yield History (Bu./Ac.)

Contact listing agent for details.

Land Description

Level to gently rolling.

Drainage

Pattern tiled farm. Contact listing agent for details.

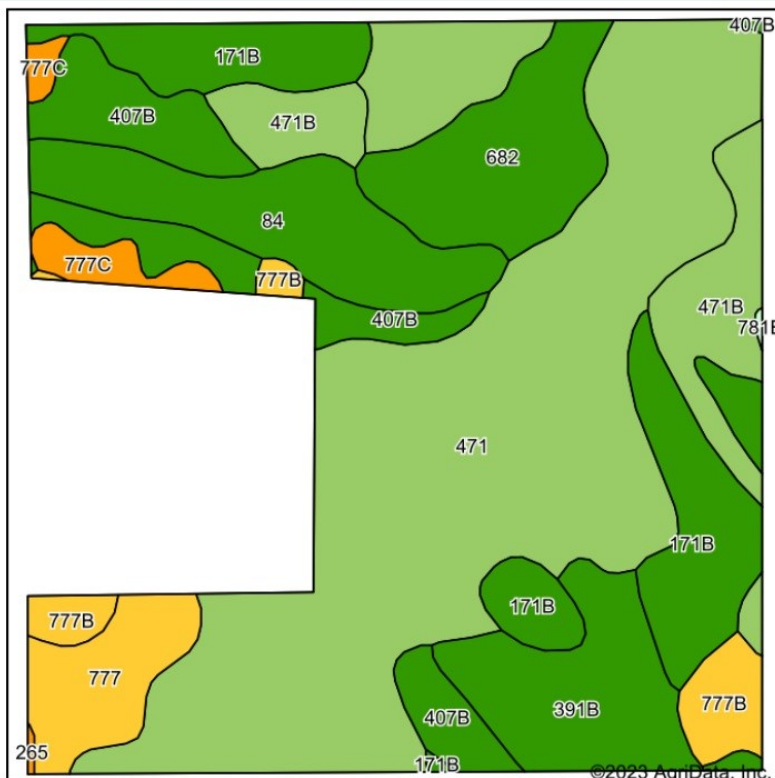
Water & Well Information

No known well.

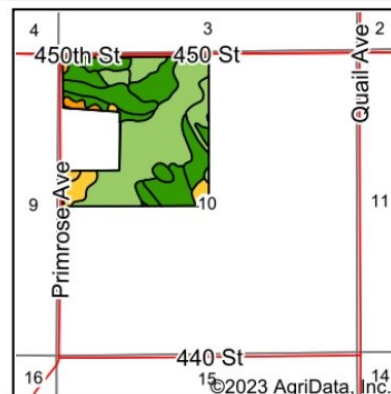
Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Mitchell**
Location: **10-99N-16W**
Township: **Liberty**
Acres: **128.61**
Date: **1/17/2023**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com



Area Symbol: IA131, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
471	Oran loam, 0 to 2 percent slopes	54.74	42.6%		lw	79
171B	Bassett loam, 2 to 5 percent slopes	13.74	10.7%		lle	85
407B	Schley silt loam, 1 to 4 percent slopes	10.58	8.2%		llw	81
84	Clyde silty clay loam, 0 to 3 percent slopes	10.25	8.0%		llw	88
391B	Clyde-Floyd complex, 1 to 4 percent slopes	9.81	7.6%		llw	87
682	Maxfield silt loam, 0 to 2 percent slopes	9.08	7.1%		llw	83
471B	Oran loam, 2 to 5 percent slopes	8.81	6.9%		lw	74
777	Wapsie loam, 0 to 2 percent slopes	5.18	4.0%		lls	55
777B	Wapsie loam, 2 to 5 percent slopes	3.84	3.0%		lle	50
777C	Wapsie loam, 5 to 9 percent slopes	2.21	1.7%		llle	43
198B	Floyd loam, 1 to 4 percent slopes	0.23	0.2%		llw	89
265	Bixby loam, 0 to 2 percent slopes	0.08	0.1%		lls	45
781B	Lourdes loam, 2 to 5 percent slopes	0.06	0.0%		lle	68
Weighted Average					1.52	78.6

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. 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.

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag

Parcel 1 - Looking east



Parcel 2 - Looking southeast



Parcel 3 - Looking southwest



Parcel 3 - Looking north



Morgan Troendle, AFM

Licensed Broker in IA, MN

319.239.6500

MorganT@Hertz.ag

319.234.1949

6314 Chancellor Dr./ P.O. Box 1105

Cedar Falls, IA 50613

www.Hertz.ag

Elliott Siefert

Licensed Salesperson in IA

319.540.2957

ElliottS@Hertz.ag

Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Morgan Troendle, AFM
Licensed Broker in IA, MN
319.239.6500
MorganT@Hertz.ag

319.234.1949
6314 Chancellor Dr./ P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

Elliott Siefert
Licensed Salesperson in IA
319.540.2957
ElliottS@Hertz.ag