

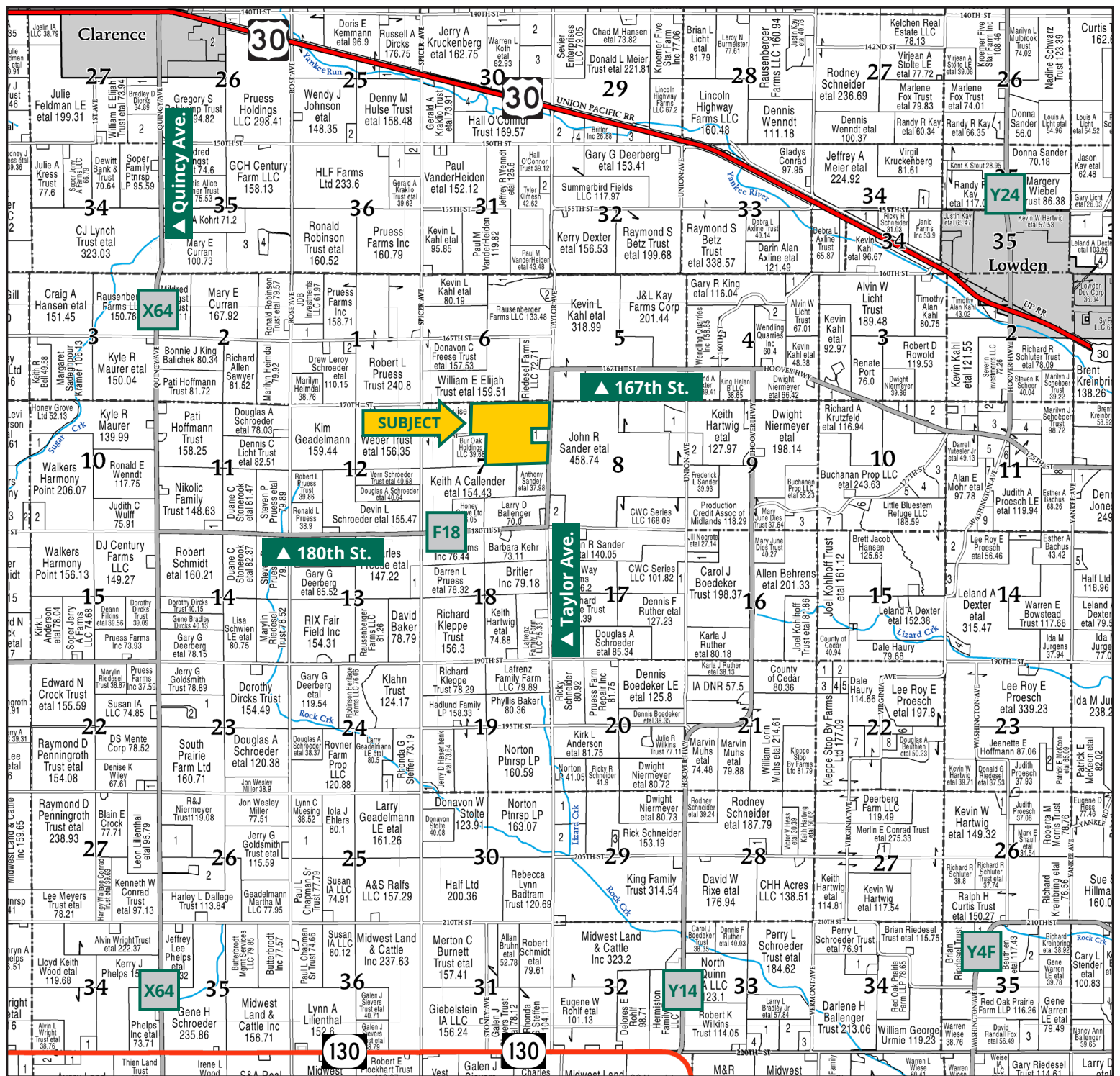
Buck Family Farm



TROY LOUWAGIE, ALC
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319.895.8858 | 102 Palisades Road & Hwy. 1
Mount Vernon, IA 52314 | www.Hertz.ag

170.00 Acres, m/l
Cedar County, IA



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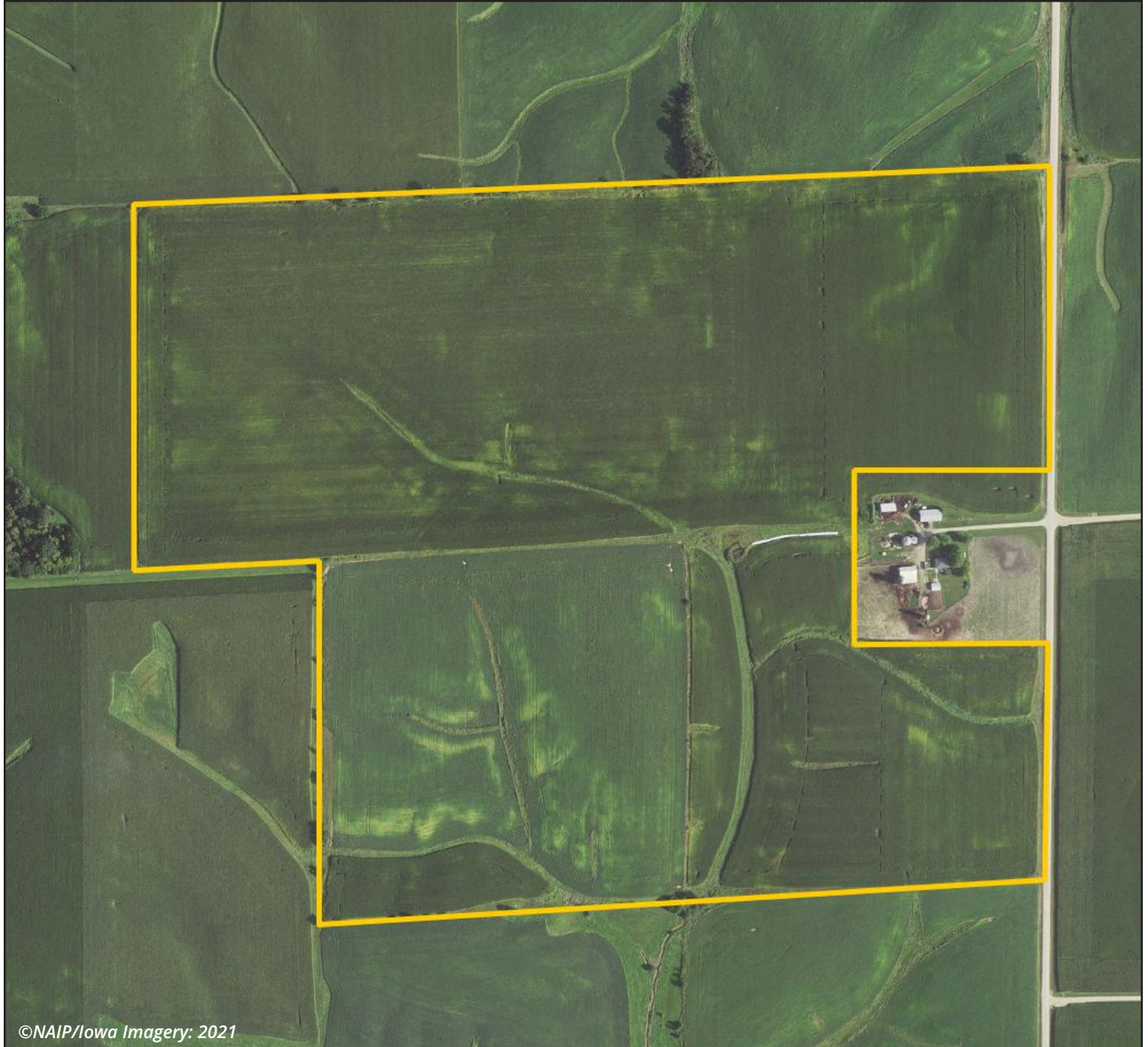
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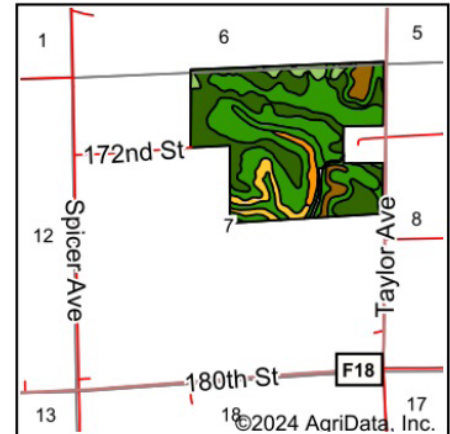
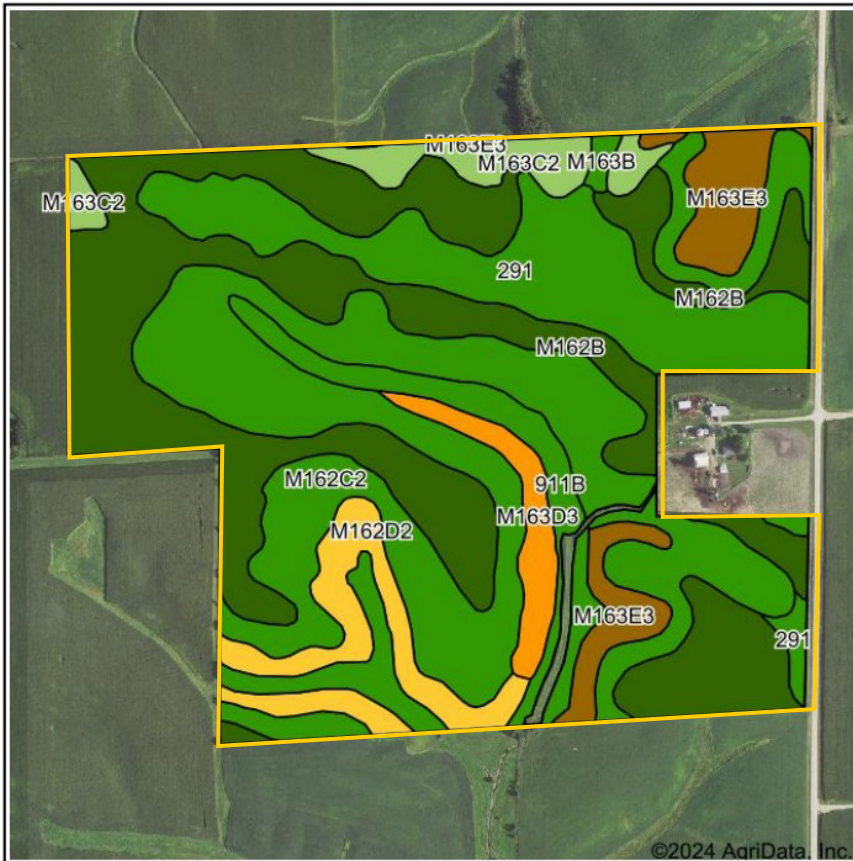
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Est. FSA/Eff. Crop Acres: 163.00 | Soil Productivity: 79.80 CSR2



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State: Iowa
County: Cedar
Location: 7-81N-1W
Township: Springfield
Acres: 163
Date: 10/24/2024



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	52.21	31.9%		Ile	90
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	49.50	30.4%		IIle	82
291	Atterberry silt loam, 1 to 3 percent slopes	22.26	13.7%		Iw	85
911B	Colo-Ely complex, 0 to 5 percent slopes	10.82	6.6%		IIw	86
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	8.93	5.5%		IVe	57
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	8.42	5.2%		VIle	29
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	5.97	3.7%		IIle	76
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	4.32	2.7%		IVe	41
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	0.57	0.3%		Ile	84
Weighted Average					2.57	79.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Clarence: 2½ miles southeast on US-30 and 2¼ miles south on Taylor Ave. The property is on the west side of the road.

Simple Legal

The E½ of the NE¼ of the NW¼ and the NE¼ of Section 7, Township 81 North, Range 1 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,465,000.00
- \$14,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024 - 2025: \$5,942.00
Gross Acres: 170.00
Net Taxable Acres: 166.56
Tax per Net Taxable Acre: \$35.67

Lease Status

Open lease for the 2025 crop year.

FSA Data

Farm Number 7273, Part of Tract 10047
FSA/Eff. Crop Acres: 163.00*
Corn Base Acres: 104.80*
Corn PLC Yield: 151 Bu.
Bean Base Acres: 56.31
Bean PLC Yield: 46 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office*

Soil Types/Productivity

Primary soils are Downs and Atterberry. CSR2 on the estimated FSA/Eff. crop acres is 79.80. See soil map for detail.

Mineral Rights

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

Land Description

The terrain is gently rolling.

Drainage

Drainage is natural with some tile. No tile maps are available.

Buildings/Improvements

None.

Water & Well Information

None.

Buried Power Line

There is a buried power line running across the middle of this farm, west of the farm buildings.

Comments

This is a highly productive Cedar County farm with a 79.80 CSR2.



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.

Northeast Corner Looking Southwest



East Looking West





