

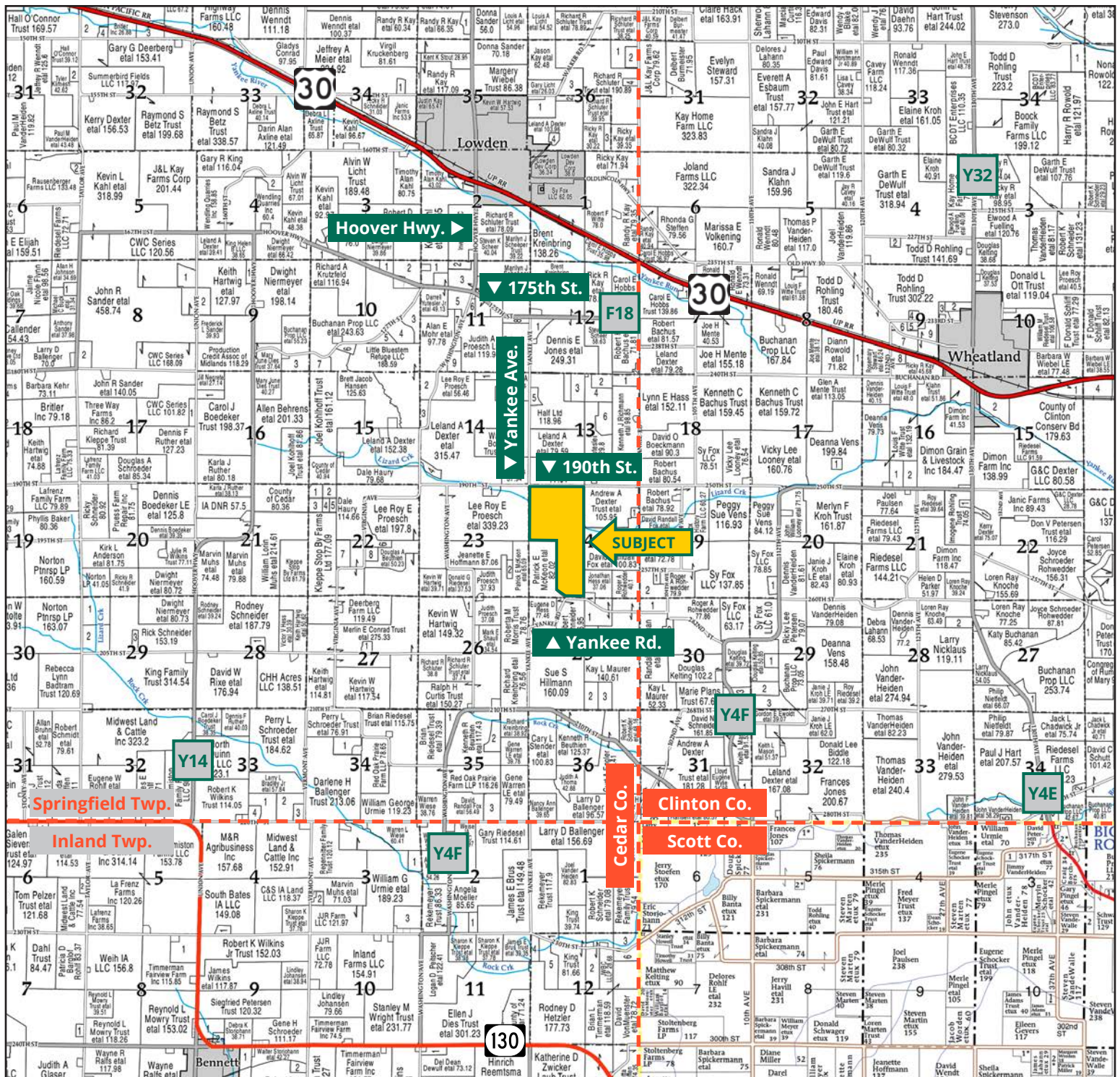
Jurgens Family Farm



TROY LOUWAGIE, ALC
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

238.55 Acres, m/l
Cedar County, IA

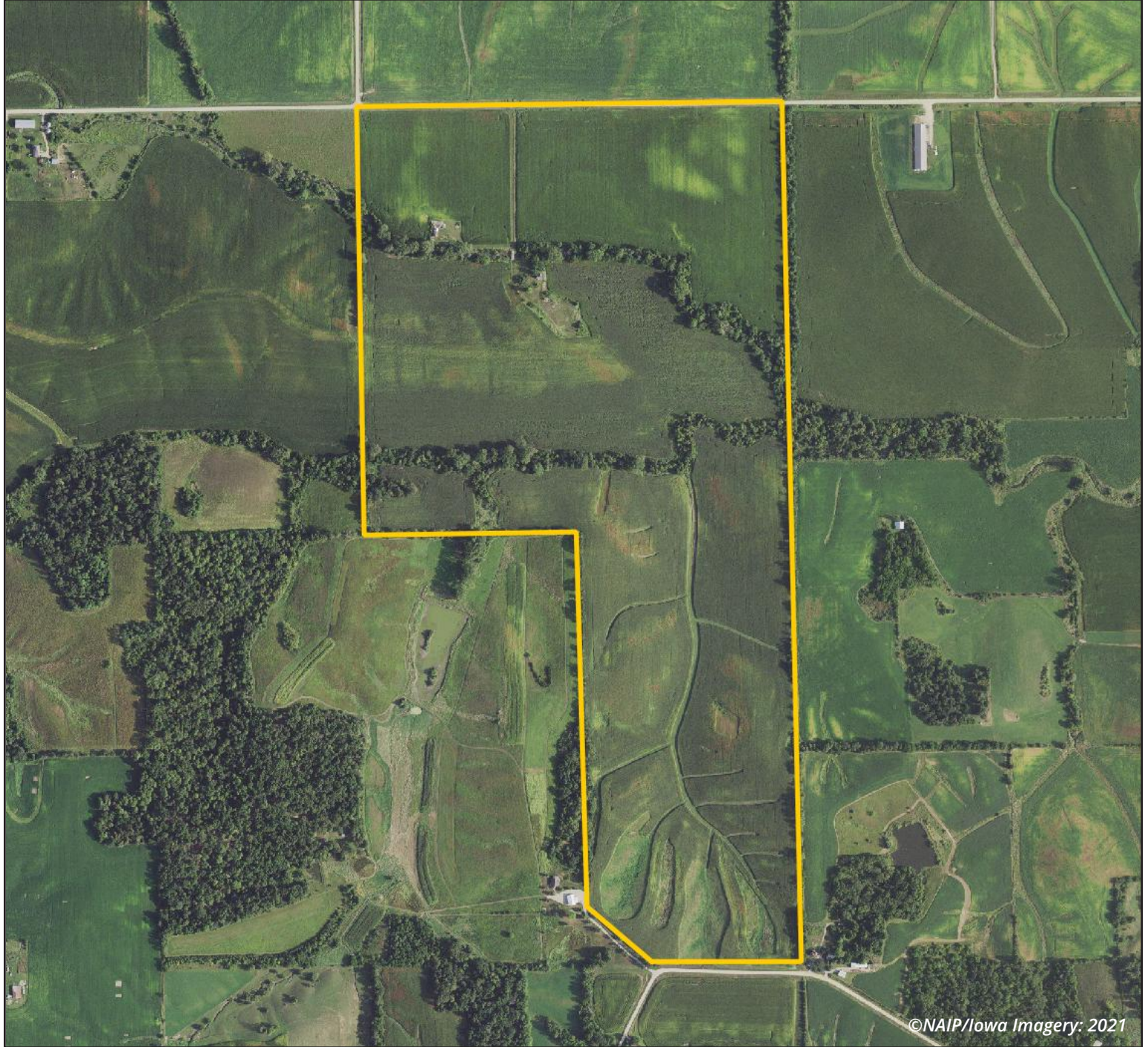


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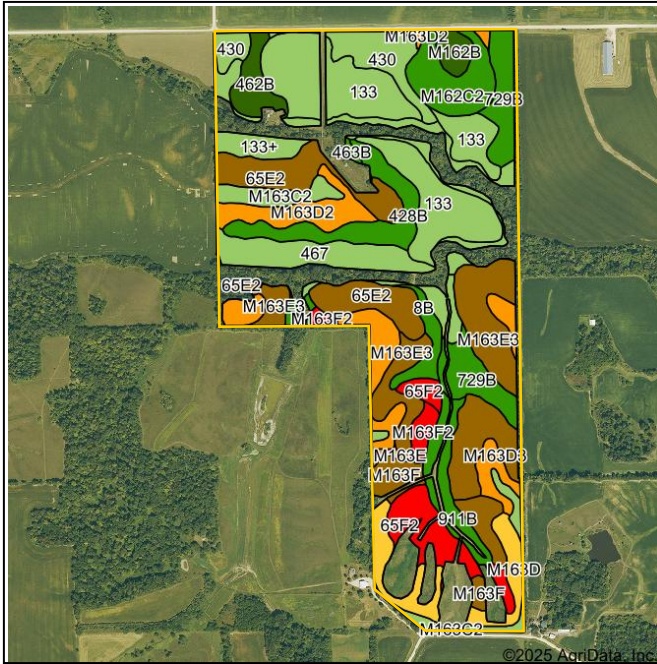
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FSA/Eff. Crop Acres: 200.60 | Soil Productivity: 58.30 CSR2



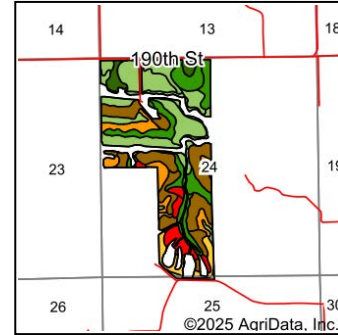
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Cedar**
Location: **24-81N-1W**
Township: **Springfield**
Acres: **200.6**
Date: **5/28/2025**



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Area Symbol: IA031, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	30.73	15.4%		IIw	78
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	24.12	12.0%		VIe	29
65E2	Lindley loam, 14 to 18 percent slopes, moderately eroded	16.07	8.0%		VIe	20
467	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	12.42	6.2%		IIw	79
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	11.30	5.6%		IIw	80
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	11.11	5.5%		IIw	78
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	9.44	4.7%		IIIe	47
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	9.34	4.7%		IVe	41
428B	Ely silty clay loam, 2 to 5 percent slopes	9.17	4.6%		Ile	88
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	8.91	4.4%		VIIe	5
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	8.51	4.2%		IIIe	82
430	Ackmore silt loam, 0 to 2 percent slopes, occasionally flooded	8.41	4.2%		IIw	70
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	8.19	4.1%		IIIe	50
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	6.69	3.3%		IIIe	76
M163F	Fayette silt loam, till plain, 18 to 25 percent slopes	6.65	3.3%		VIe	21
911B	Colo-Ely complex, 0 to 5 percent slopes	6.43	3.2%		IIw	86
462B	Downs silt loam, terrace, 2 to 5 percent slopes	4.18	2.1%		Ile	90
8B	Judson silty clay loam, 2 to 5 percent slopes	2.97	1.5%		Ile	84
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	2.52	1.3%		VIe	18
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	2.34	1.2%		Ile	90
M163E	Fayette silt loam, till plain, 14 to 18 percent slopes	0.66	0.3%		IVe	39
463B	Fayette silt loam, terrace, 2 to 5 percent slopes	0.44	0.2%		Ile	83
Weighted Average					3.47	58.3

Location

From Lowden—US-30 & Hoover Hwy: 1 mile south on Hoover Hwy., ½ mile southeast on 175th St. and 1½ miles south on Yankee Ave. The property is southeast of the intersection of Yankee Ave. with 190th St.

Address

2318 190th St.
Lowden, IA 52255

Simple Legal

The NW¼ and the E½ SW¼, excepting Parcel B in the SE¼ SW¼, all in Section 24, Township 81 North, Range 1 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,968,038.00
- \$8,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable. Subject to lease.

Real Estate Tax

Taxes Payable 2024-2025: \$5,972.00
Gross Acres: 238.55
Net Taxable Acres: 235.55
Tax per Net Taxable Acre: \$25.35

Lease Status

The farm is leased for the 2025 crop season.

FSA Data

Farm Number 2572, Part of Tract 2852
FSA/Eff. Crop Acres: 200.60
Corn Base Acres: 177.07*
Corn PLC Yield: 161 Bu.
Bean Base Acres: 21.08*
Bean PLC Yield: 49 Bu.

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

Soil Types/Productivity

Primary soils are Colo and Fayette. CSR2 on the FSA/Eff. crop acres is 58.30. 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 farm topography is level to rolling.

Drainage

There is some tile on this farm. Contact the listing agent for more information.

Buildings/Improvements

There is an old farmhouse and outbuildings that are not in usable condition.

Water & Well Information

There is an old well north of the creek near the house and buildings.

Comments

This is a nice Cedar County farm with productive soils.



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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Northwest Side Looking East



East Side Looking Northwest

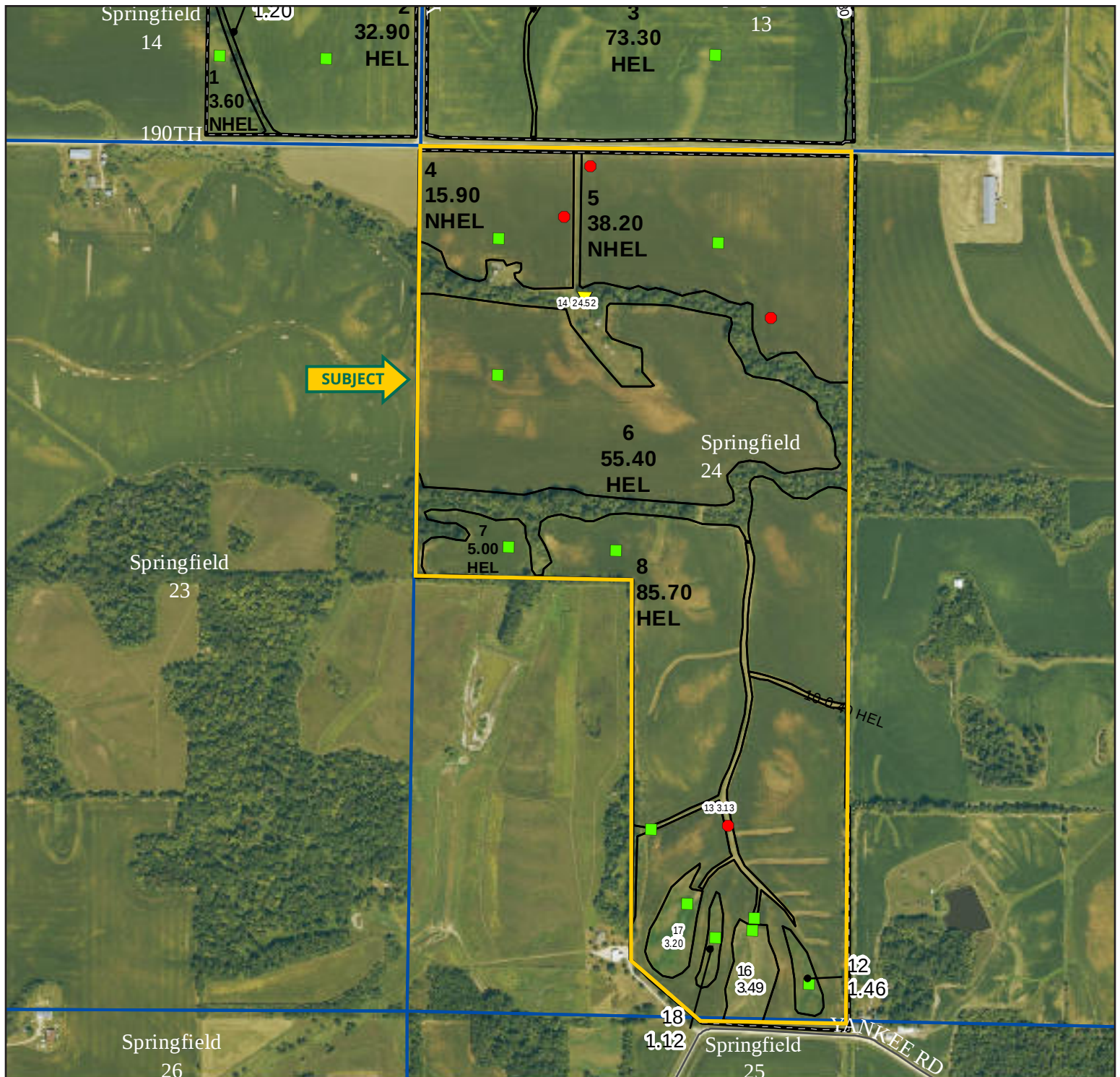


East Side Looking Southwest



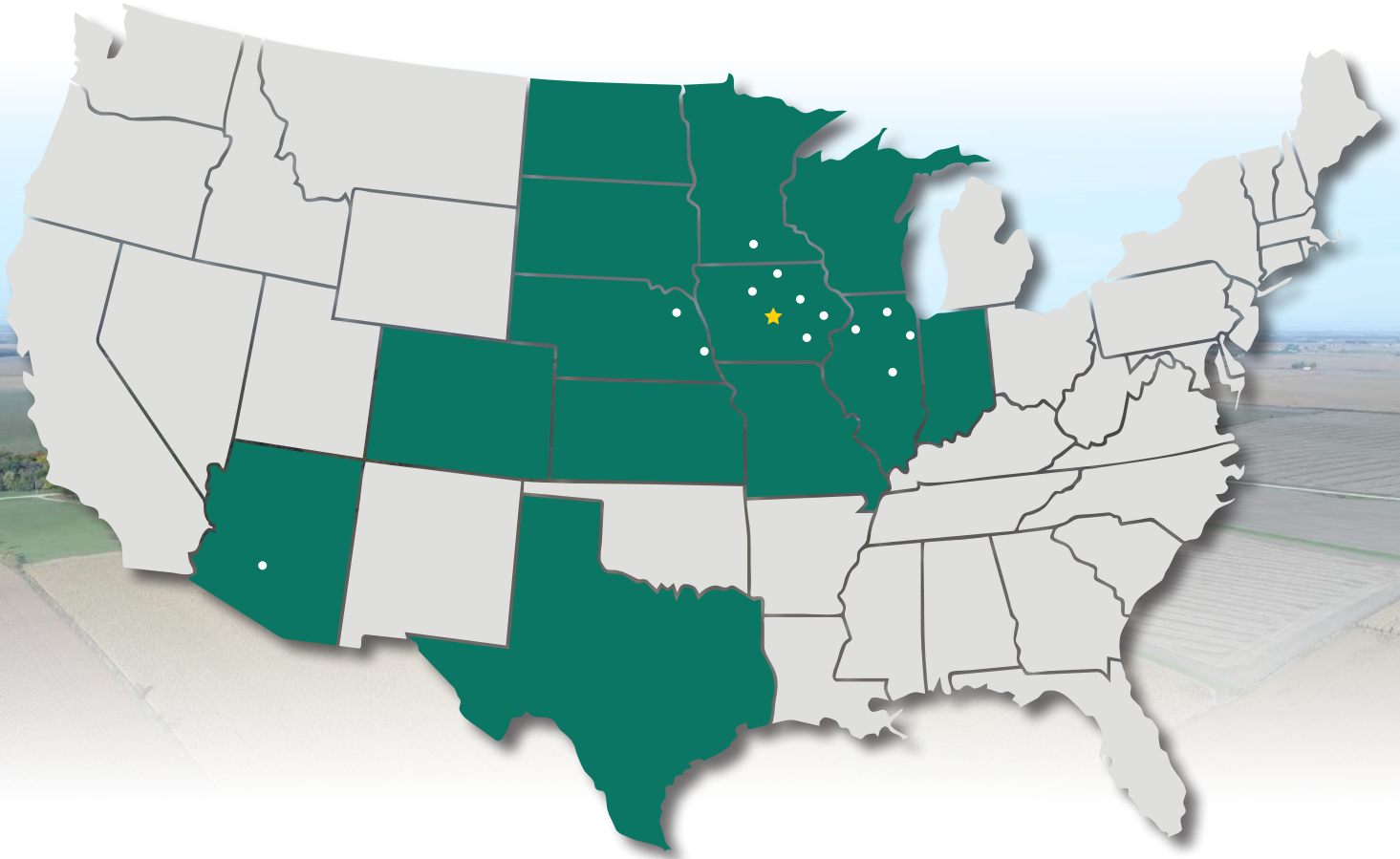
Southeast Corner Looking Northwest







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