

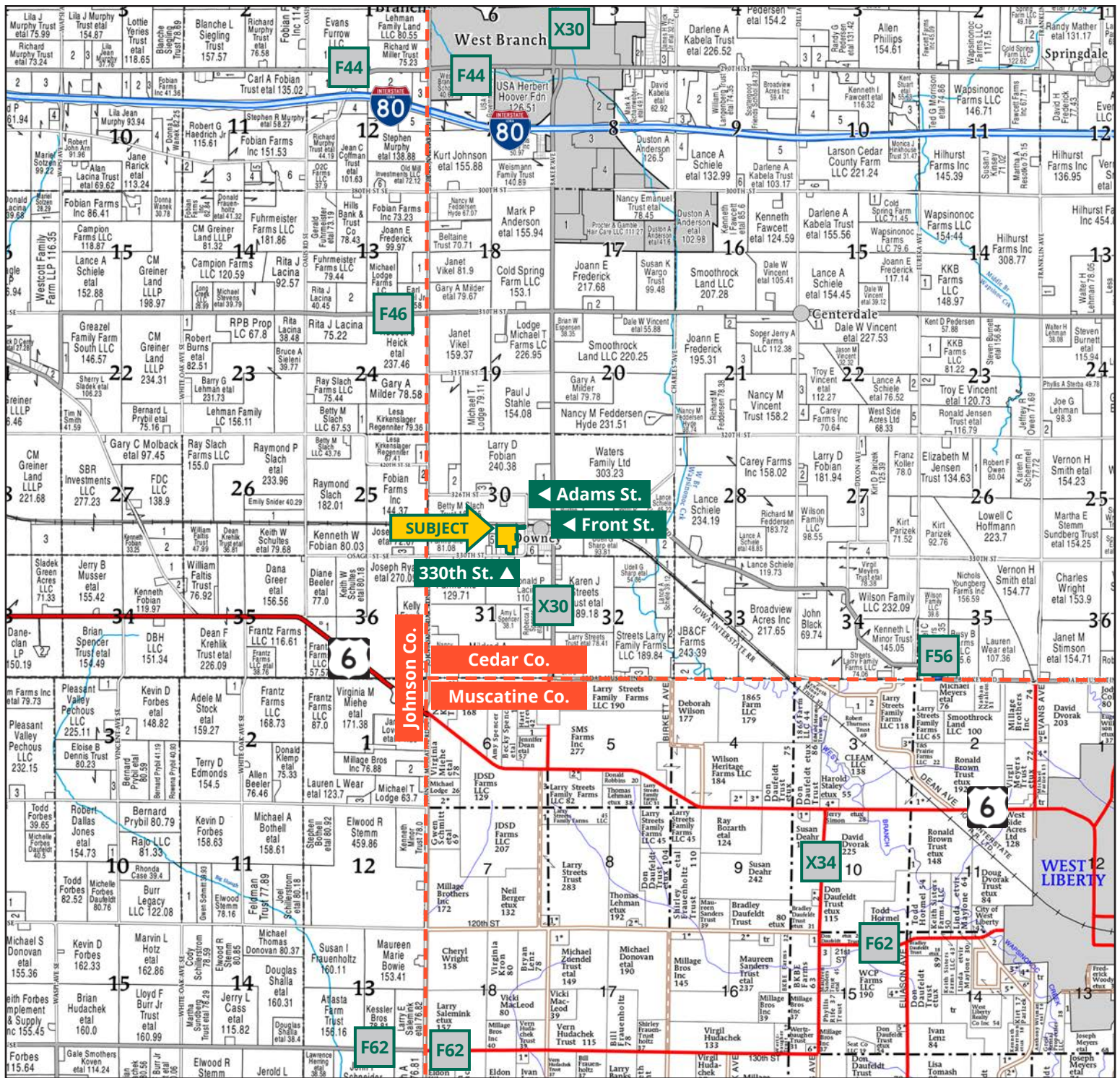
Edgewood Land Co. Farm



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

22.12 Acres, m/l
Cedar County, IA



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

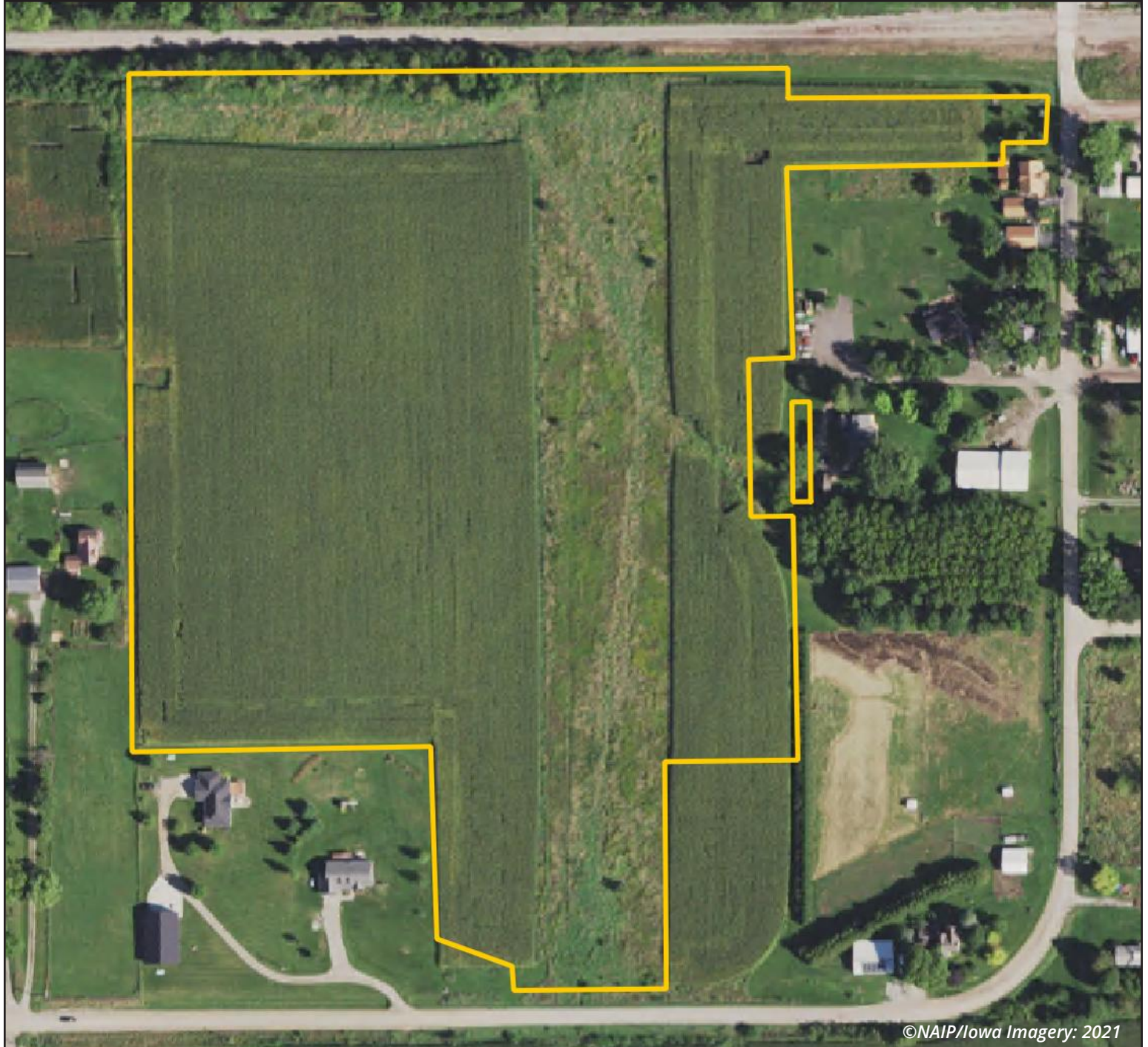
319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALIC

319.721.4068

TroyL@Hertz.ag

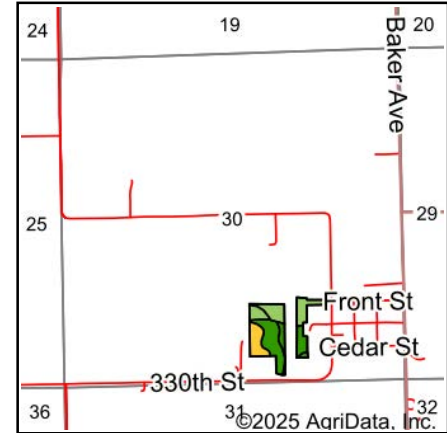
Est. FSA/Eff. Crop Acres: 15.62 | CRP Acres: 5.80 | Soil Productivity: 78.90 CSR2



©NAIP/Iowa Imagery: 2021

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag



State: **Iowa**
 County: **Cedar**
 Location: **30-79N-4W**
 Township: **Springdale**
 Acres: **15.62**
 Date: **5/19/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
428B	Ely silty clay loam, 2 to 5 percent slopes	4.67	29.9%		Ile	88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.24	27.1%		Ilw	78
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	2.66	17.0%		IVe	57
911B	Colo-Ely complex, 0 to 5 percent slopes	2.51	16.1%		Ilw	86
467	Radford silt loam, 0 to 2 percent slopes, occasionally flooded	1.23	7.9%		Ilw	79
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.22	1.4%		IIIe	85
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.09	0.6%		Ilw	78
Weighted Average					2.35	78.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Downey: The farm is located southwest of the intersection of Adams St. and Front St.

Simple Legal

That part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, Township 79 North, Range 4 West of the 5th P.M., Cedar County, Iowa, excepting 1.36 acres in the SE corner. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$285,348.00
- \$12,900/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: \$831.00*
Gross Acres: 22.12
Net Taxable Acres: 22.12
Tax per Net Taxable Acre: \$37.56*

**Taxes estimated due to recent survey of property and tax parcel split. Cedar County Treasurer/Assessor will determine final tax figures.*

Lease Status

There is a lease in place for the 2025 crop year.

FSA Data

Farm Number 7169, Tract 7793
FSA/Eff. Crop Acres: 15.62*
CRP Acres: 5.80

Corn Base Acres: 15.62*
Corn PLC Yield: 178 Bu.

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

CRP Contracts

There are two CRP contracts on this farm: There are 4.40 acres enrolled in a CP-21 contract that pays \$324.73/acre - or \$1,429 annually - and expires September 30, 2031.

There are 1.40 acres enrolled in a CP-21 contract that pays \$300.00/acre - or \$420.00 annually - and expires September 30, 2033.

Soil Types/Productivity

Primary soils are Ely, Colo and Downs. CSR2 on the estimated FSA/Eff. crop acres is 78.90. 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 topography is level to gently rolling.

Drainage

There is considerable tile on this farm. See tile map for details.

Buildings/Improvements

None.

Water & Well Information

None.

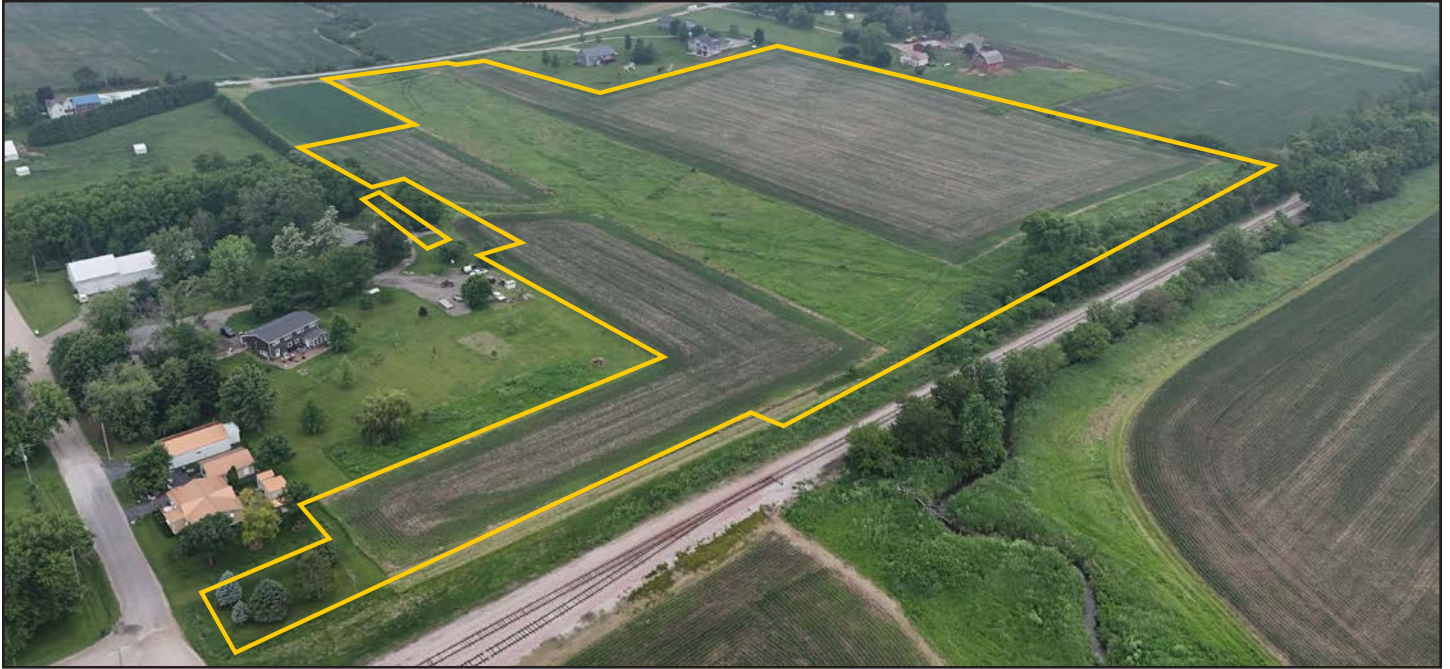
Comments

This is a nice farm located on the west side of Downey, Iowa. It includes a mixture of productive farmland and CRP, providing good income and recreational opportunities.

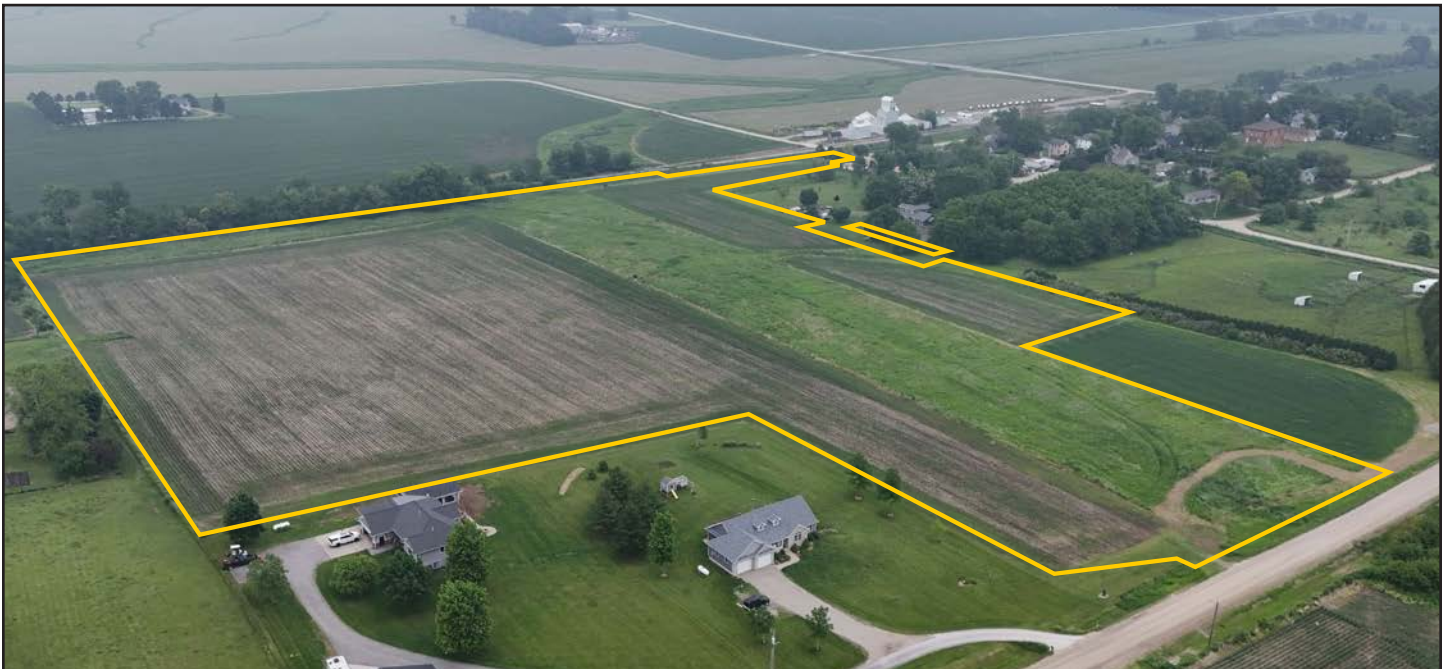


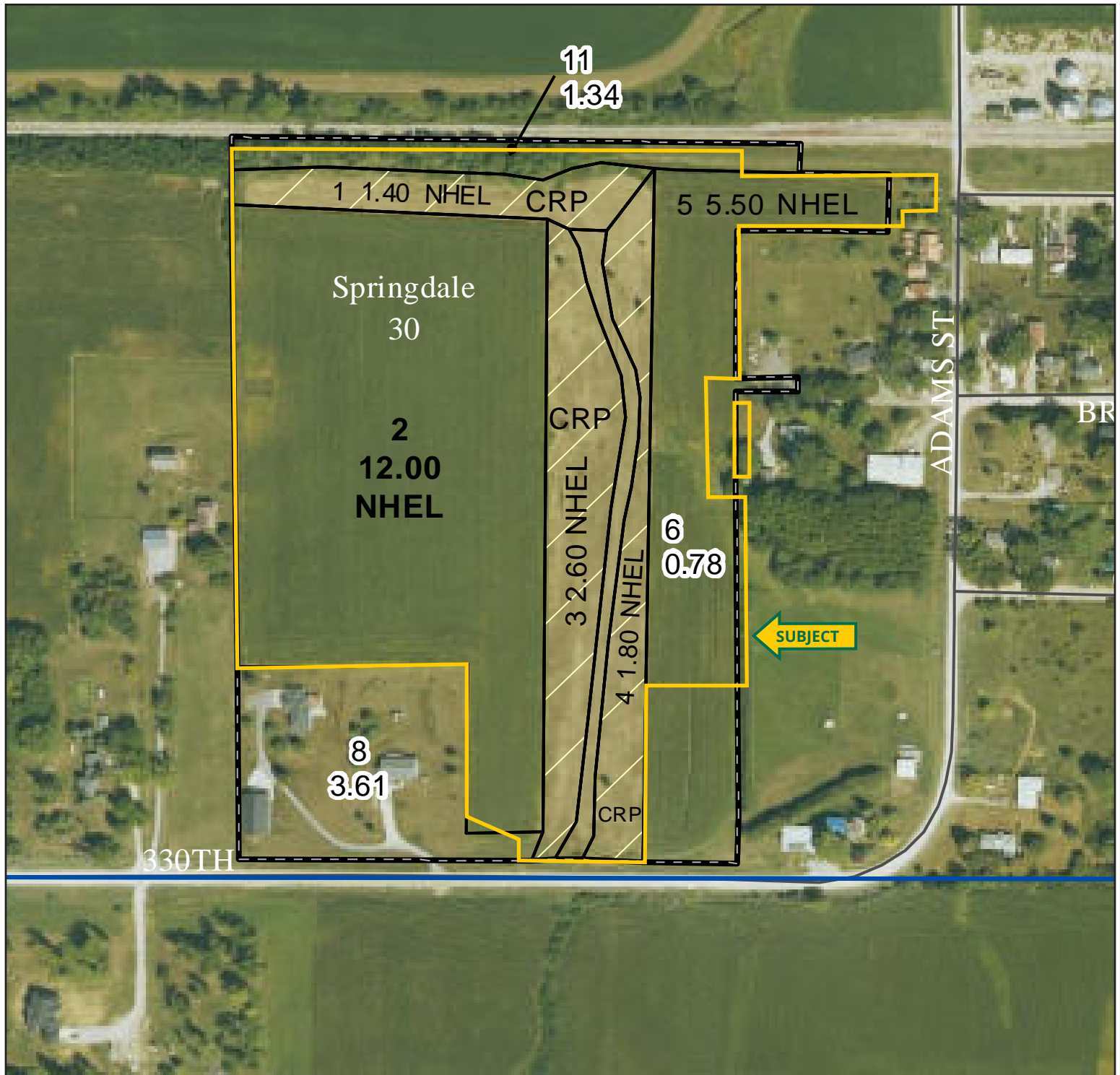
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

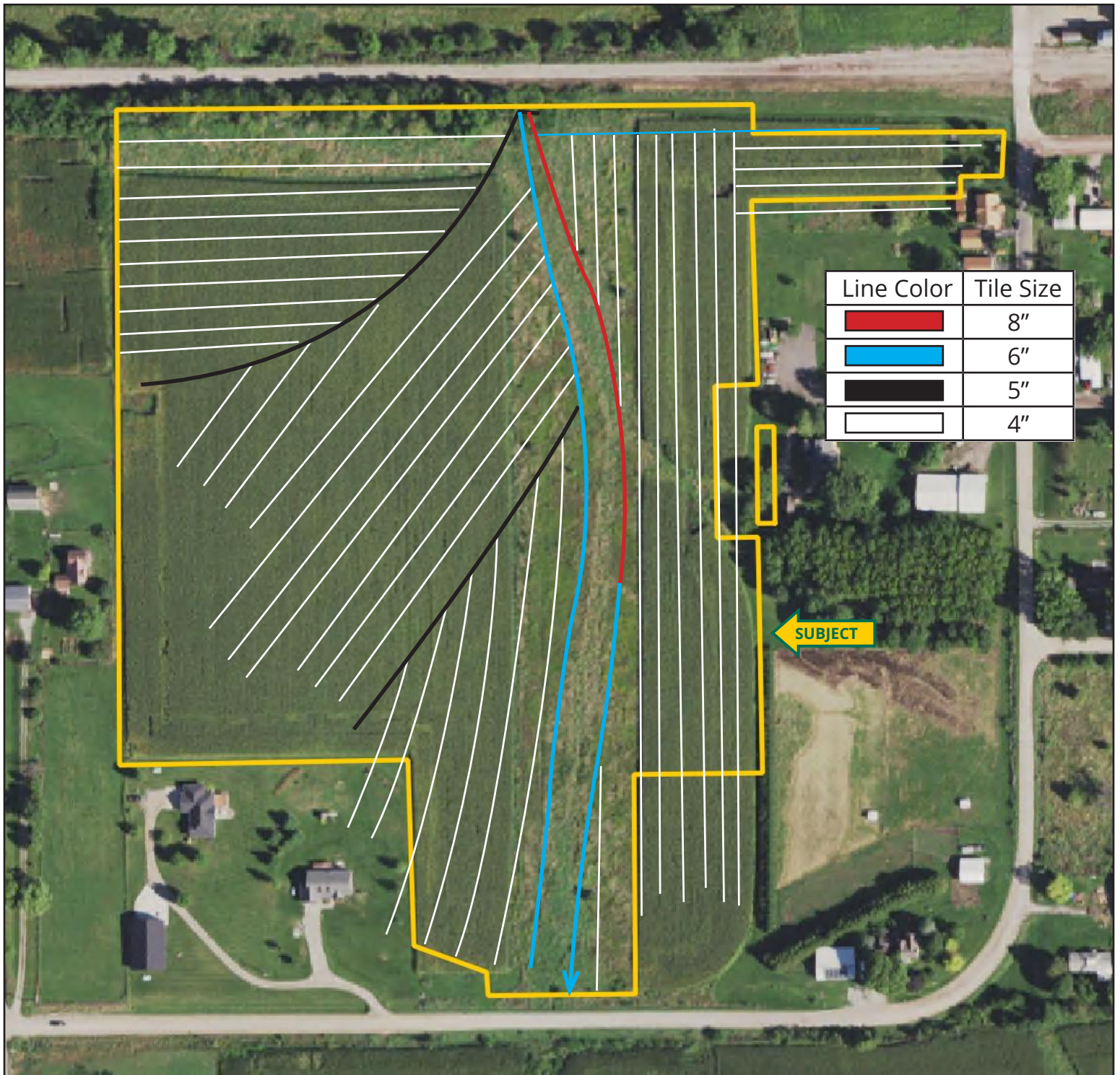
Northwest Corner Looking Southeast



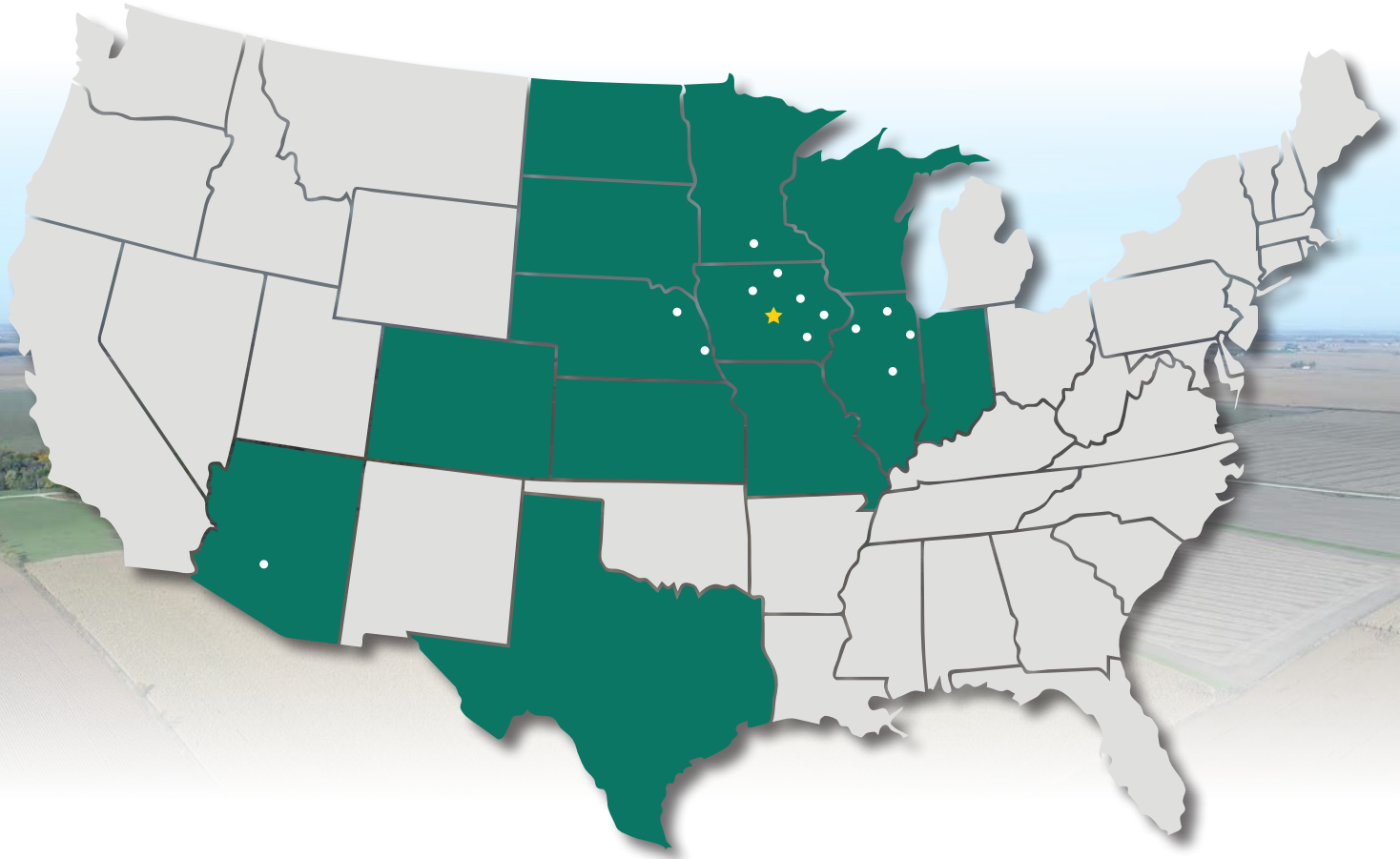
Southeast Corner Looking Northwest







MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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

319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag