

Timbered Lot with Garage on Hard-Surfaced Road in Lowden



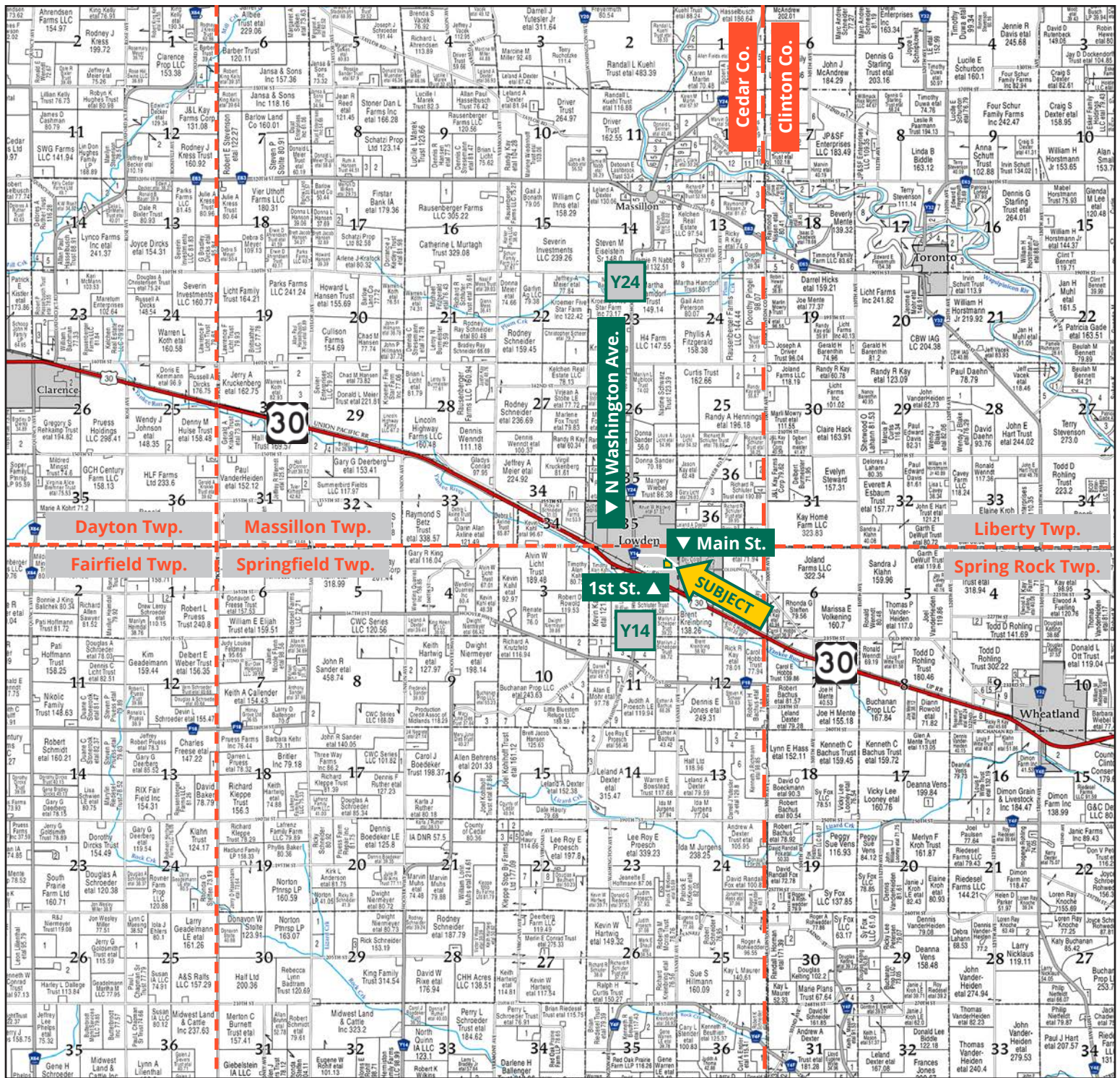
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

5.44 Acres, m/I
Cedar County, IA



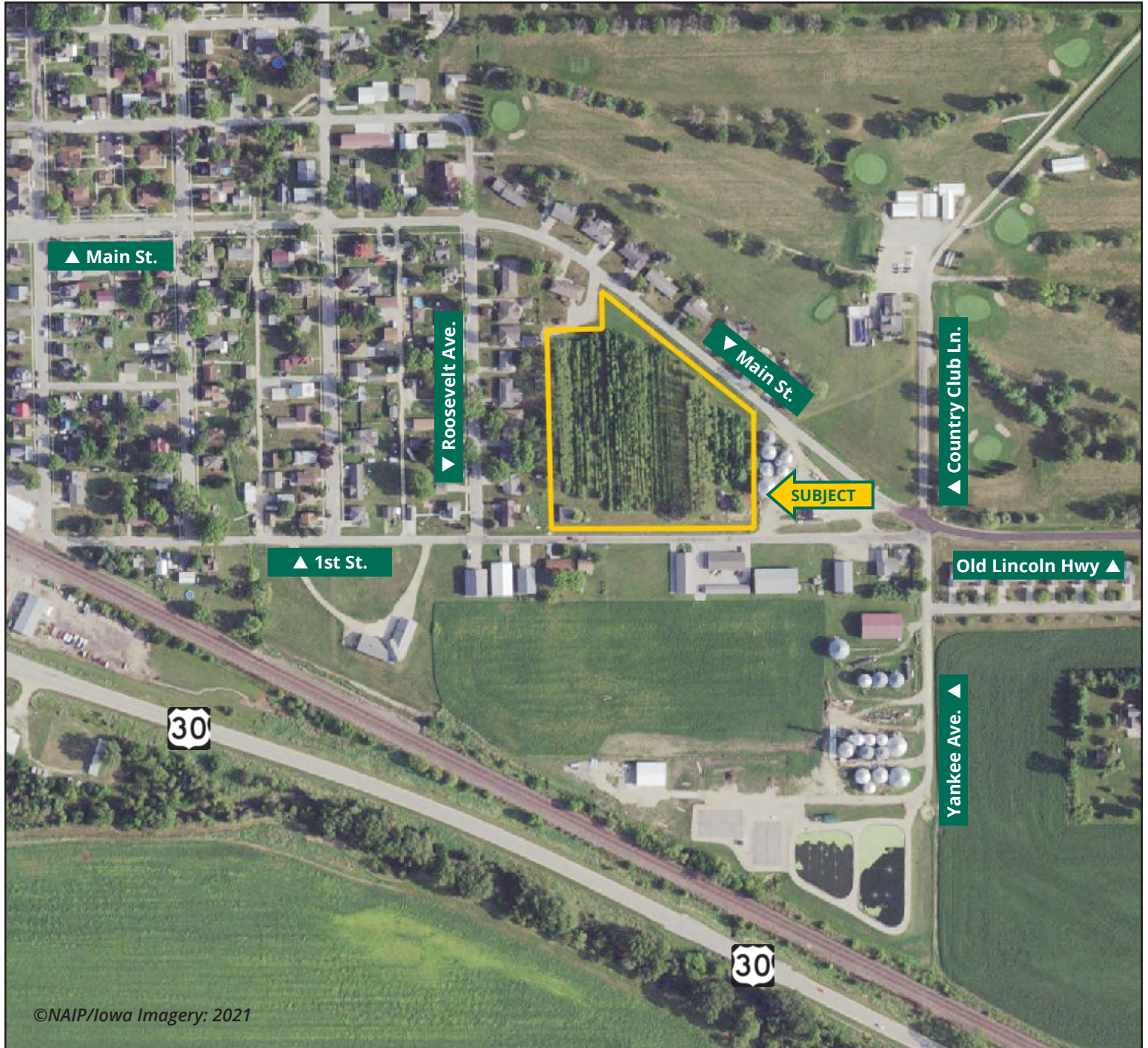
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Est. Potential Crop Acres: 5.44 | Forest Reserve Acres: 4.29 | Soil Productivity: 90.30 CSR2



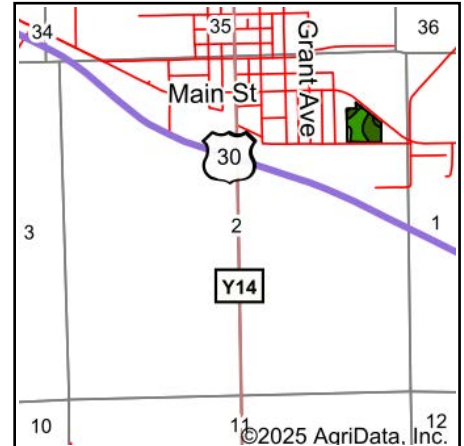
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **2-81N-1W**
 Township: **Springfield**
 Acres: **5.44**
 Date: **7/15/2025**



Area Symbol: IA031, Soil Area Version: 30

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** |
|------------------|---|-------|------------------|---|------------------|--------|
| 382 | Maxfield silty clay loam, 0 to 2 percent slopes | 2.53 | 46.5% |  | IIw | 87 |
| 184 | Klinger silty clay loam, 1 to 4 percent slopes | 2.36 | 43.4% |  | Iw | 95 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded | 0.30 | 5.5% |  | IIw | 78 |
| 377B | Dinsdale silty clay loam, 2 to 5 percent slopes | 0.25 | 4.6% |  | Ile | 94 |
| Weighted Average | | | | | 1.57 | 90.3 |

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Lowden: At the intersection of US-30 & Washington Ave./Co. Hwy Y14, north on Washington Ave. and a ½ mile east on 1st St. The property is on the north side of the road.

Simple Legal

That part of the N½ of the NE¼ of Section 2, Township 81 North, Range 1 West of the 5th. *Final abstract/title documents to govern legal description.*

Address

98 1st St.
Lowden, IA 52255

Price & Terms

- \$259,000.00
- 5% down upon acceptance of offer, balance due in cash at closing.

Possession

Possession will be granted at closing.

Real Estate Tax

Taxes Payable 2024 - 2025: \$56.00
Gross Acres: 5.44
Forest Reserve Acres: 4.29
Net Taxable Acres: 1.15

FSA Data

This land is not currently enrolled with the Farm Service Agency.

Soil Types/Productivity

Primary soils are Maxfield and Klinger. 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

This is a level lot.

Drainage

Drainage is natural.

Buildings/Improvements

There is a 1,152 square-foot garage that was built in 2001 and an 18' x 11' grain bin that was built in 1960.

Water & Well Information

With water and sewer access points available on both the north and south sides of the property, this site offers convenient access to public utilities.

Timber

The property features a mixture of maple, hickory, oak, poplar, and willow trees.

Comments

Located within the city limits of Lowden, Iowa, this attractive, timbered lot sits on a hard-surfaced road on the southeast side of town, an ideal spot for a new home, residential neighborhood, or other development opportunity.



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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Garage



Grain Bin



Timber



Timber



West Side Looking East



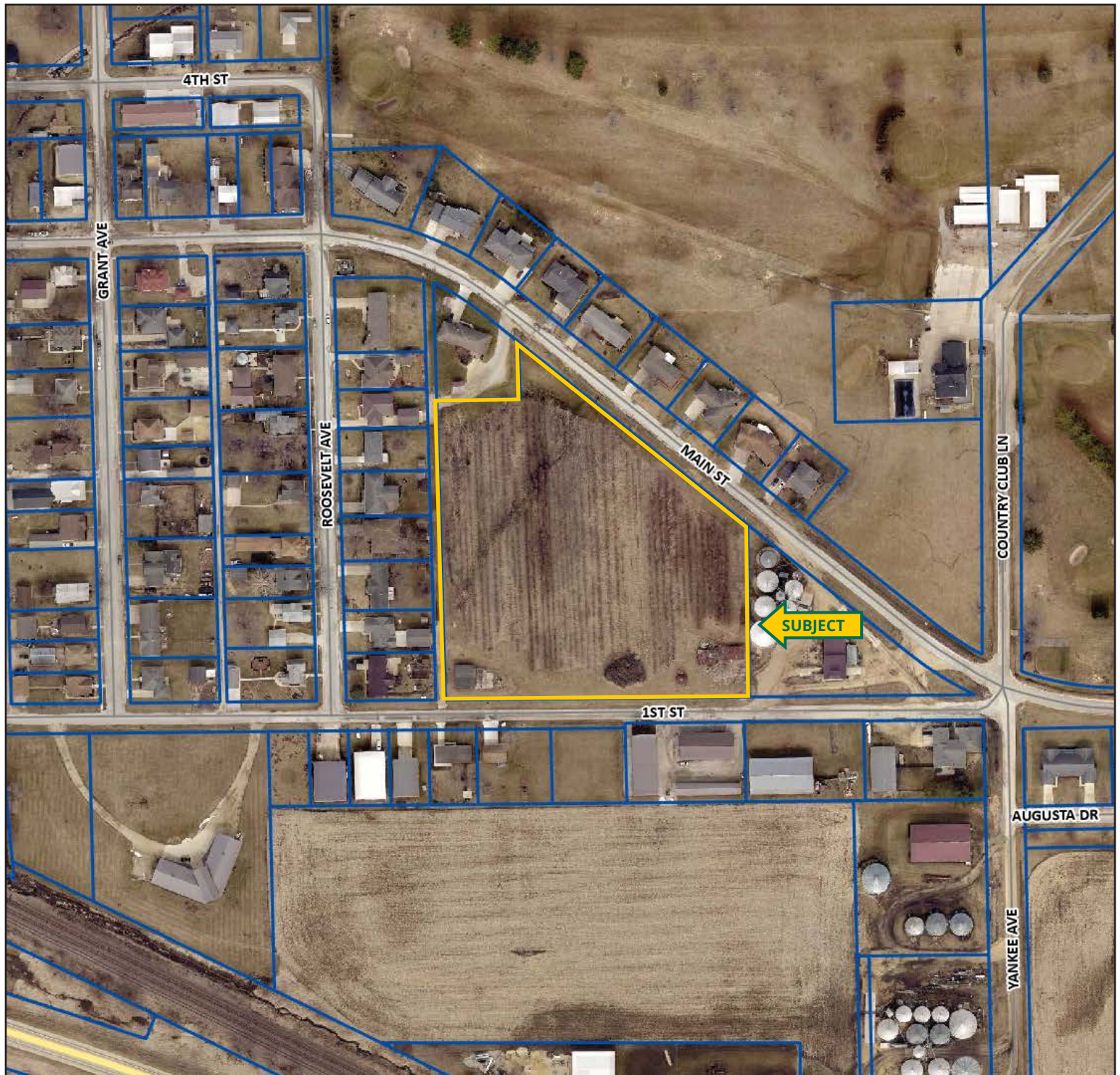
East Side Looking West



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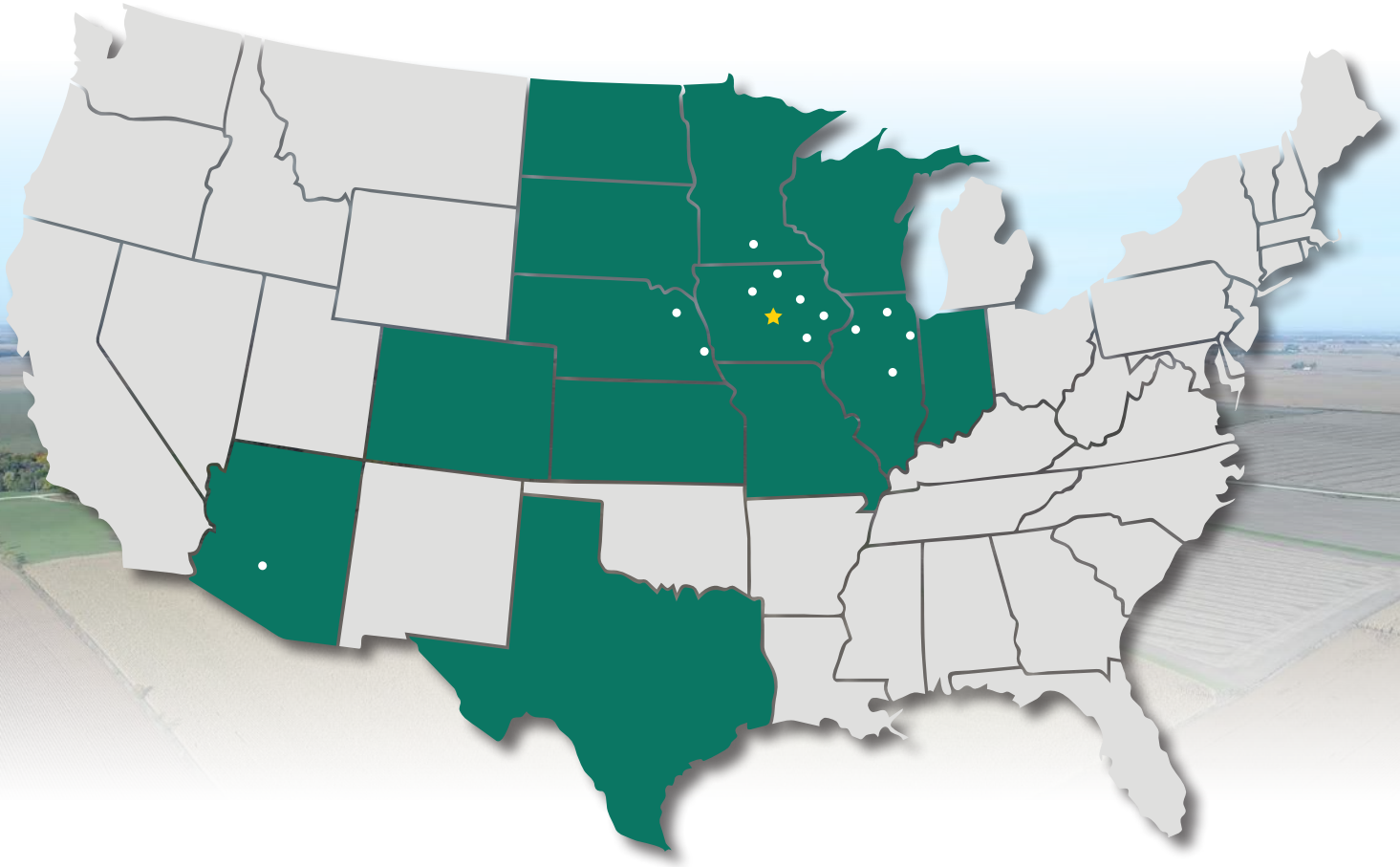


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