



Bradow Family Farm

AUCTION

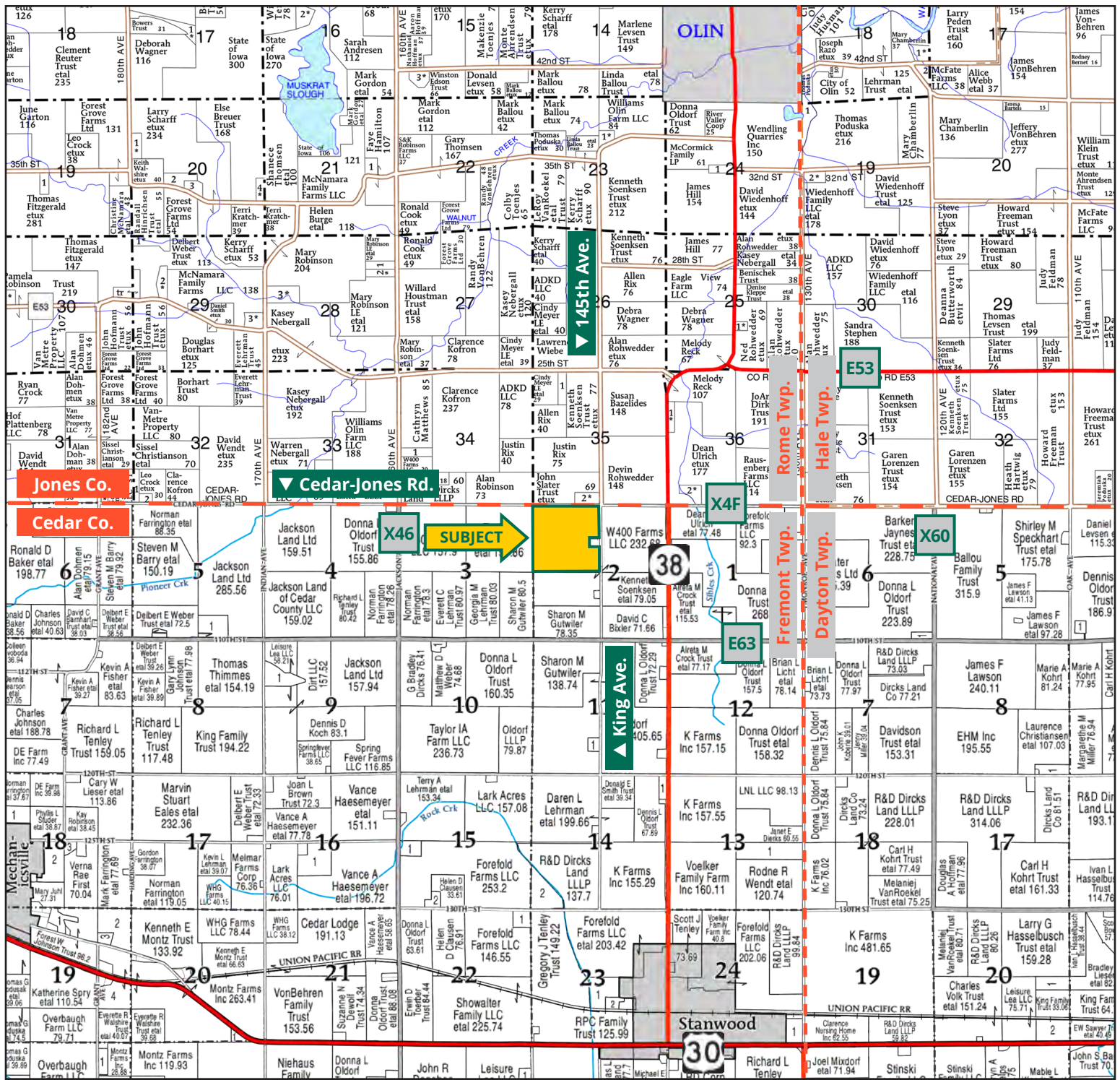
Hybrid
Thursday
September 4, 2025
10:00 a.m. CDT
Lisbon, IA &
bid.hertz.ag

156.50 Acres, m/I
Single Parcel
Cedar County, IA



TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
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Fremont Township, Cedar County, IA



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

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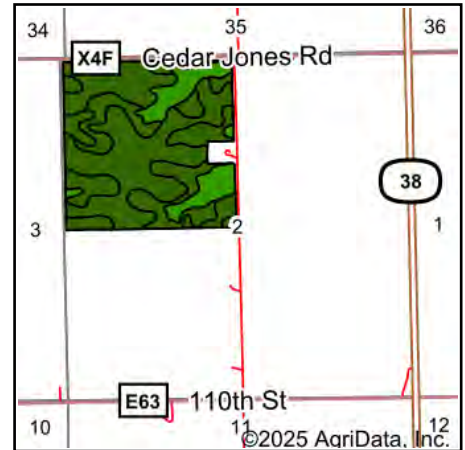
FSA/Eff. Crop Acres: 152.30 | Soil Productivity: 93.30 CSR2



©NAIP/Iowa Imagery: 2021



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **2-82N-3W**
 Township: **Fremont**
 Acres: **152.3**
 Date: **7/28/2025**



Maps Provided By:



Area Symbol: IA031, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	75.77	49.7%		Ile	94
184	Klinger silty clay loam, 1 to 4 percent slopes	50.04	32.9%		Iw	95
382	Maxfield silty clay loam, 0 to 2 percent slopes	21.62	14.2%		Ilw	87
982	Maxmore silty clay loam, 0 to 2 percent slopes	3.43	2.3%		Ilw	92
884	Klingmore silty clay loam, 1 to 3 percent slopes	1.44	0.9%		Iw	95
Weighted Average					1.66	93.3

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Stanwood: At the intersection of US-30 and IA-38, 4 miles north on IA-38 and ½ mile west on Cedar-Jones Rd. The property is southwest of the intersection with King Ave./145th Ave.

Simple Legal

The NW¼ of Section 2, excepting Parcel "A," Township 82 North, Range 3 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Possession

Possession will be given at settlement subject to the existing lease which expires March 1, 2026.

Real Estate Tax

Taxes Payable 2024 - 2025: \$6,368.00
Gross Acres: 156.50
Net Taxable Acres: 152.88
Tax per Net Taxable Acre: \$41.65

Lease Status

Farm is leased for the 2025 crop year.

FSA Data

Farm 4101, Tract 2298
FSA/Eff. Crop Acres: 152.30
Corn Base Acres: 128.98
Corn PLC Yield: 152 Bu.
Bean Base Acres: 23.18
Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Dinsdale, Klinger and Maxfield. CSR2 on the FSA/Eff. crop acres is 93.30. 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 is gently rolling.

Drainage

Drainage is natural with some tile. Contact the sale manager for tile maps.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a high-quality Cedar County farm with a 93.30 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



Southeast Corner Looking Northwest







Date: Thurs., Sept. 4, 2025

Time: 10:00 a.m.

Site: Tin Roof Event Center
1003 N Washington St.
Lisbon, IA 52253

Online: bid.hertz.ag

Online Bidding Information

- To bid online, you must be registered before the auction starts.
- We will be calling bids for this sale from the auction site and you will be able to view the auction team on-screen as they guide the process.
- To register, go to bid.hertz.ag from an internet browser. Do not use "www." when typing the website address. Do not use Internet Explorer as that browser is not supported. Please use Chrome, Firefox, Edge or Safari.
- Navigate to auction you wish to register for and click on the VIEW AUCTION button.
- Follow on-screen prompts/buttons.
- Contact Sale Manager, Troy Louwagie at 319-721-8858 with questions.

Viewing Auction

To View Only on sale day, navigate to the auction via bid.hertz.ag (as above). Click on the "View Live" button. The auction is LIVE when the button is green.

Method of Sale

- This property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Margaret E. Bradow Living Trust

Agency

Hertz Real Estate Services and their representatives are Agents of the Seller.

Auctioneer

Troy R. Louwagie

Attorney

Adrian T. Knuth

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

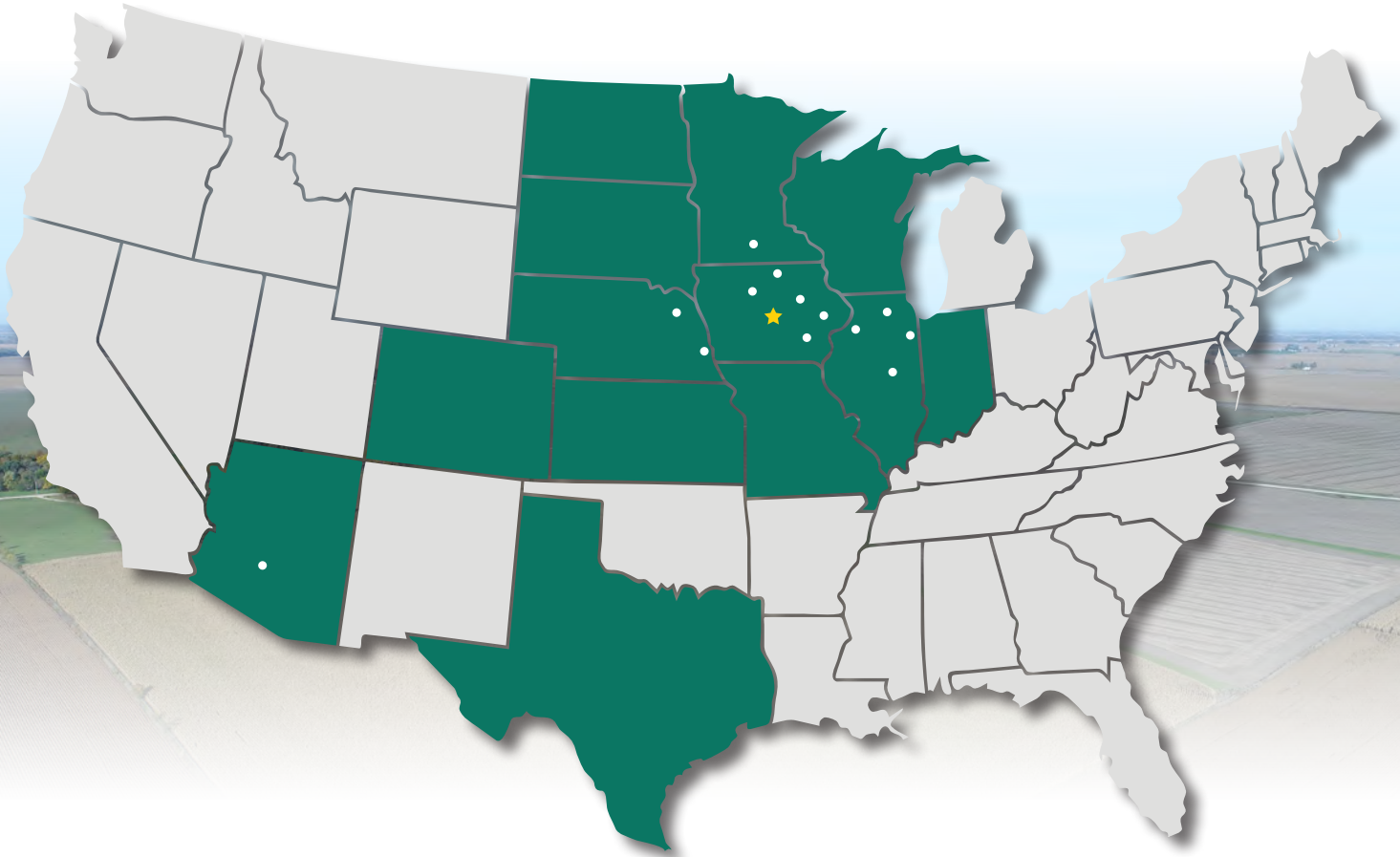
Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 4, 2025, or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2026. Taxes will be prorated to date of closing.

Contract & Title

Immediately upon conclusion of the auction, the high bidder will enter into a real estate contract and deposit the required earnest money with the designated escrow agent. The Seller will provide an Abstract of Title for review by Buyer's attorney.

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