

Gregory Estate Farm



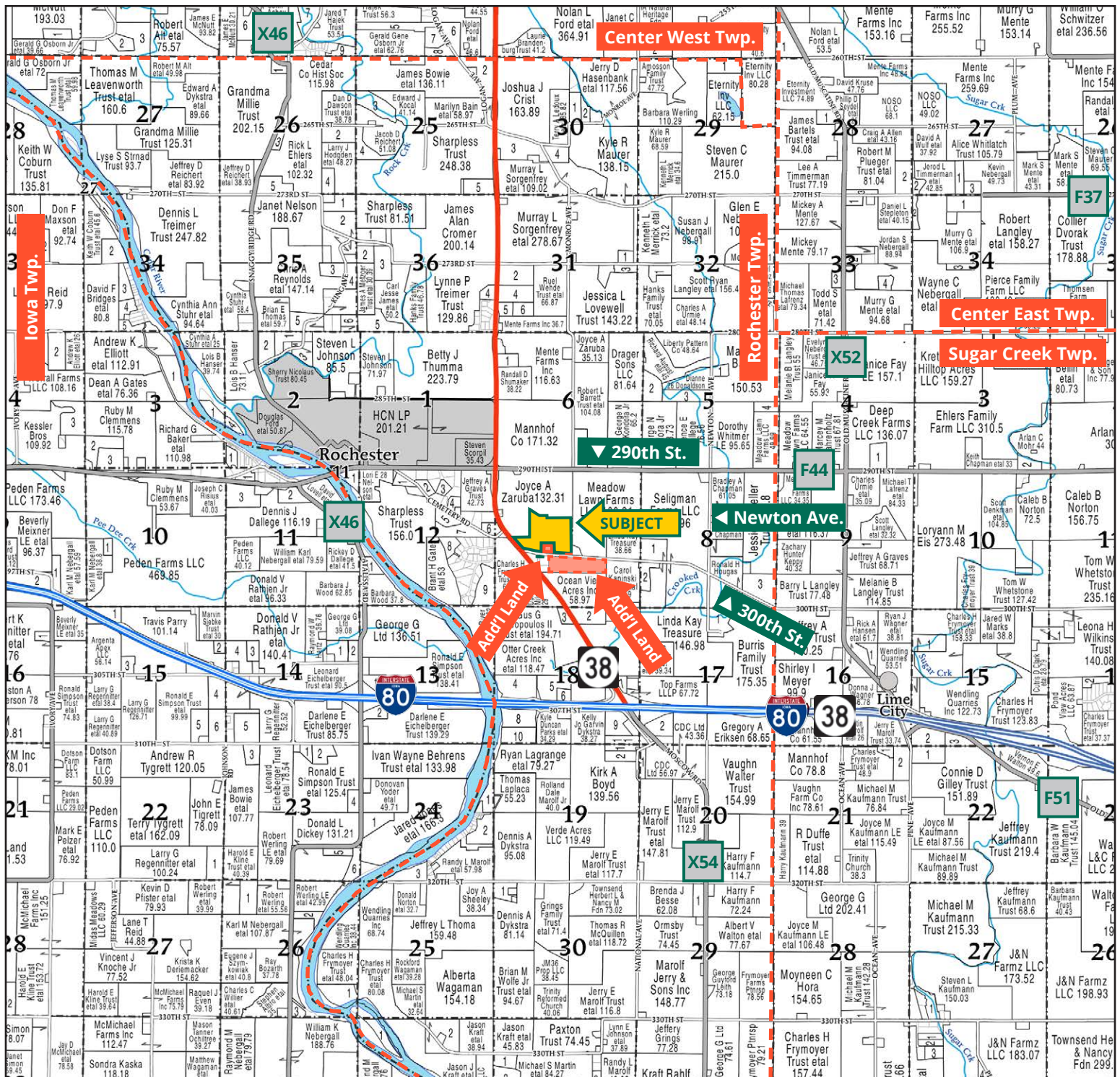
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag



REBECCA FRANTZ, ALC
Licensed Salesperson in IA
319.330.2945
RebeccaF@Hertz.ag

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

55.17 Acres, m/I
Cedar County, IA



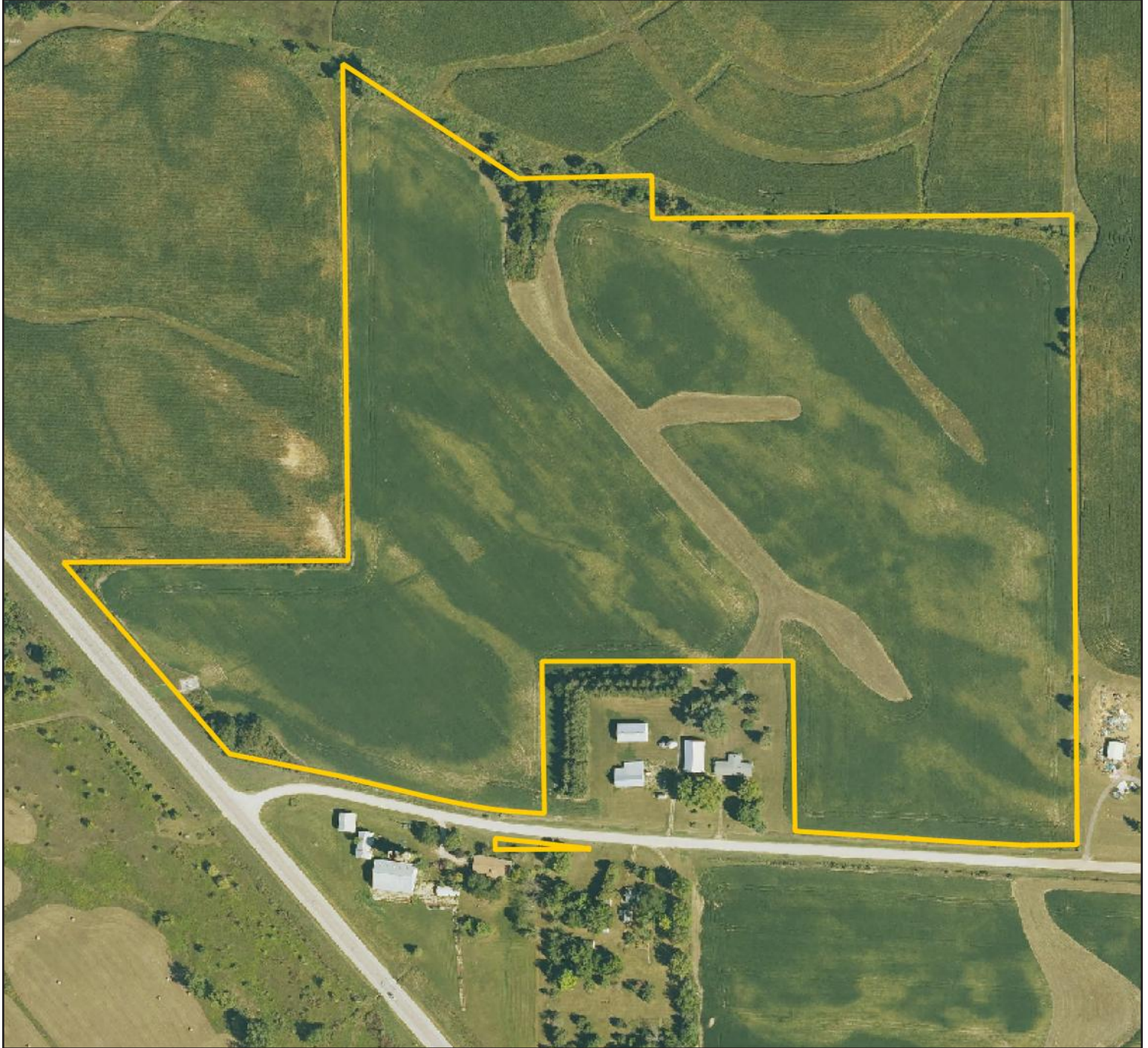
Map reproduced with permission of Farm & Home Publishers, Ltd.

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

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag

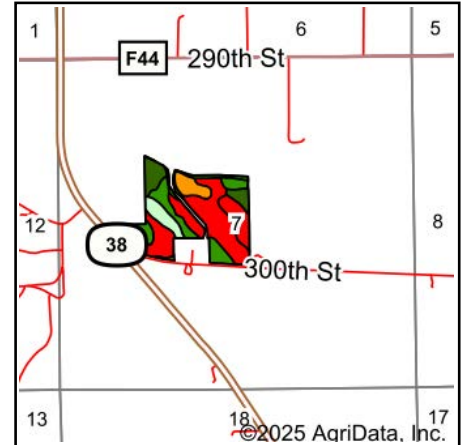
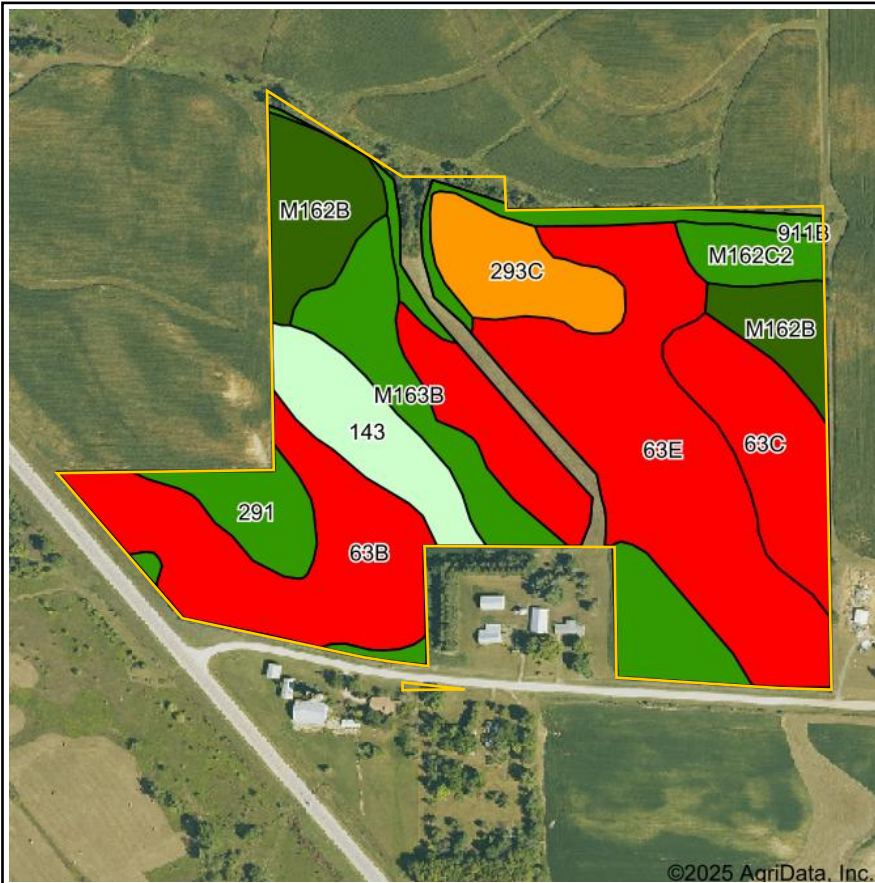
Est. FSA/Eff. Crop Acres: 52.87 | Soil Productivity: 41.40 CSR2



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

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag



State: **Iowa**
 County: **Cedar**
 Location: **7-79N-2W**
 Township: **Rochester**
 Acres: **52.87**
 Date: **10/15/2025**



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**
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	15.79	29.8%		VIIIs	5
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	8.28	15.7%		IVs	19
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	6.48	12.3%		IIe	84
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	5.11	9.7%		IIe	90
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	4.71	8.9%		IVs	14
143	Brady sandy loam, 1 to 3 percent slopes	3.55	6.7%		IIw	69
293C	Fayette-Chelsea-Tell complex, 5 to 9 percent slopes	3.27	6.2%		IIIe	48
291	Atterberry silt loam, 1 to 3 percent slopes	2.11	4.0%		Iw	85
911B	Colo-Ely complex, 0 to 5 percent slopes	2.03	3.8%		IIw	86
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	1.54	2.9%		IIIe	82
Weighted Average					4.04	41.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Rochester: At the intersection of 290th St. and IA-38, ½ mile south on IA-38. The property is on the east side of the road.

Simple Legal

Lot "A" in the NW¼ and that part of the N½ N½ S½ all in Section 7, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa, excluding Auditor's Parcel "L" in the NE¼ SW¼. *Final abstract/ title documents to govern legal description.*

Price & Terms

- \$427,567.50
- \$7,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,139.00*
Net Taxable Acres: 55.17*
Tax per Net Taxable Acre: \$20.65

**Taxes estimated pending tax parcel split. Cedar County Treasurer/Assessor will determine final tax figures.*

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 4992, Part of Tract 1607
FSA/Eff. Crop Acres: 52.87*
Oats Base Acres: 2.43*
Oats PLC Yield: 57 Bu.
Corn Base Acres: 40.83*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 0.59*
Bean PLC Yield: 49 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office. Base Acres from the building site portion of the farm to be allocated to the cropland parcel during farmstead split.*

Soil Types/Productivity

Primary soils are Chelsea and Fayette. CSR2 on the estimated FSA/Eff. crop acres is 41.40. 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 to rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Pipeline

There is a pipeline running through this farm. Contact the agent for details.

Comments

This farm is ideally located along IA-38, south of Tipton.

Additional Land for Sale

Seller has two additional tracts of land for sale located on the south side of this property. See Additional Land Aerial Photo.



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.

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

TROY LOUWAGIE, ALC

319.721.4068

TroyL@Hertz.ag

REBECCA FRANTZ, ALC

319.330.2945

RebeccaF@Hertz.ag

Southwest Corner Looking Northeast



Northwest Corner Looking Southeast



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

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag

Southeast Corner Looking Northwest



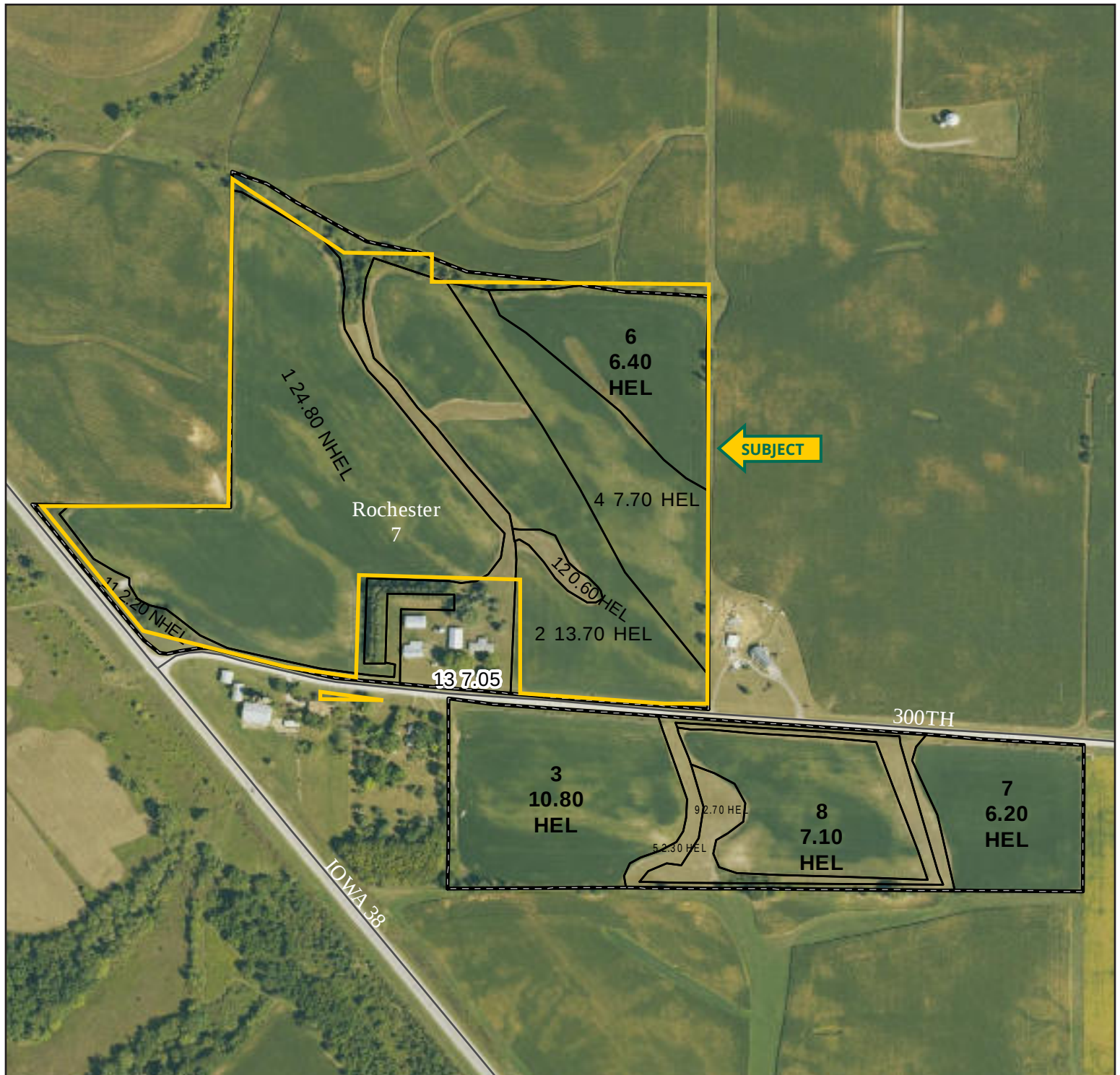
Northeast Corner Looking Southwest

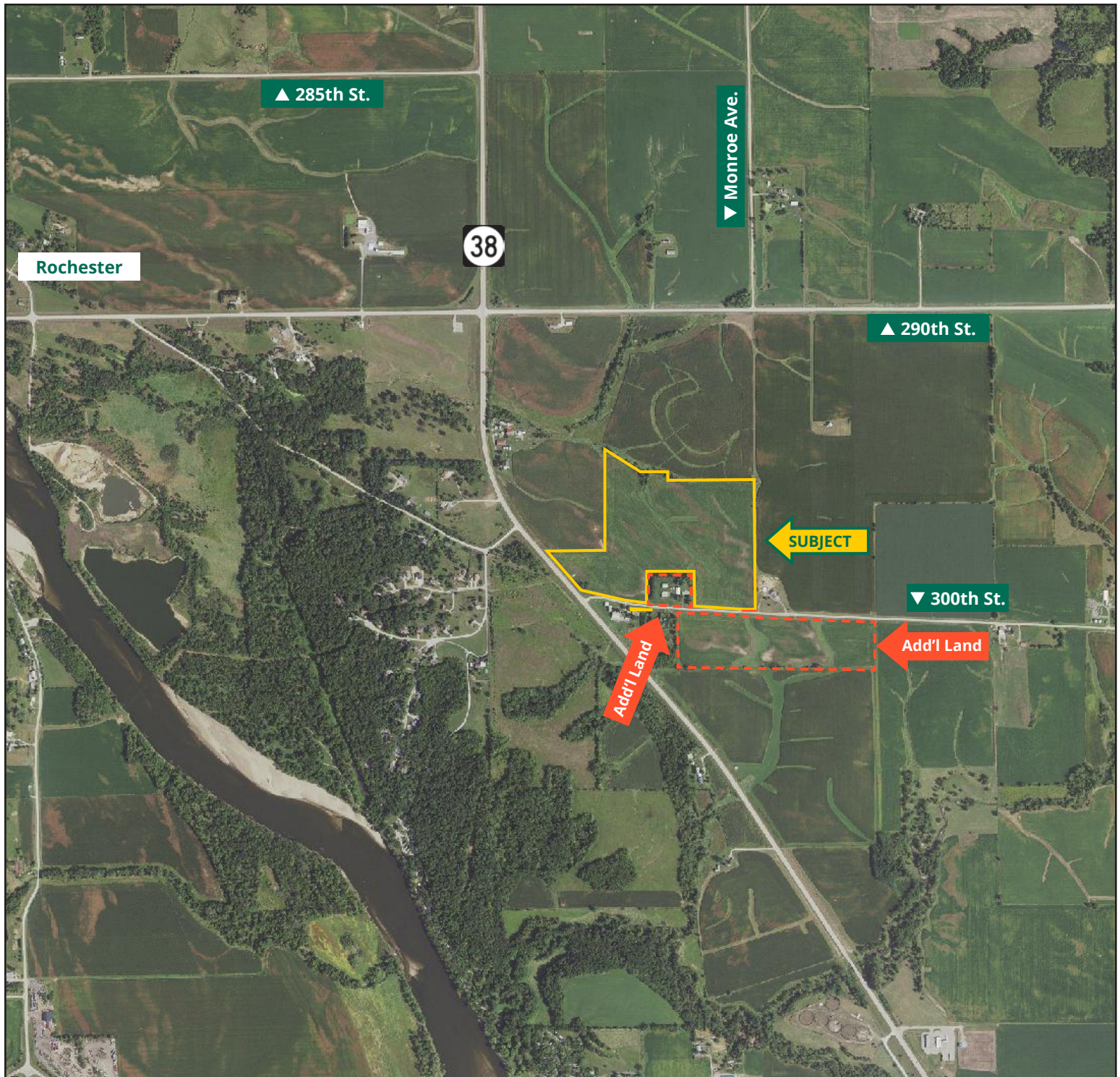


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag



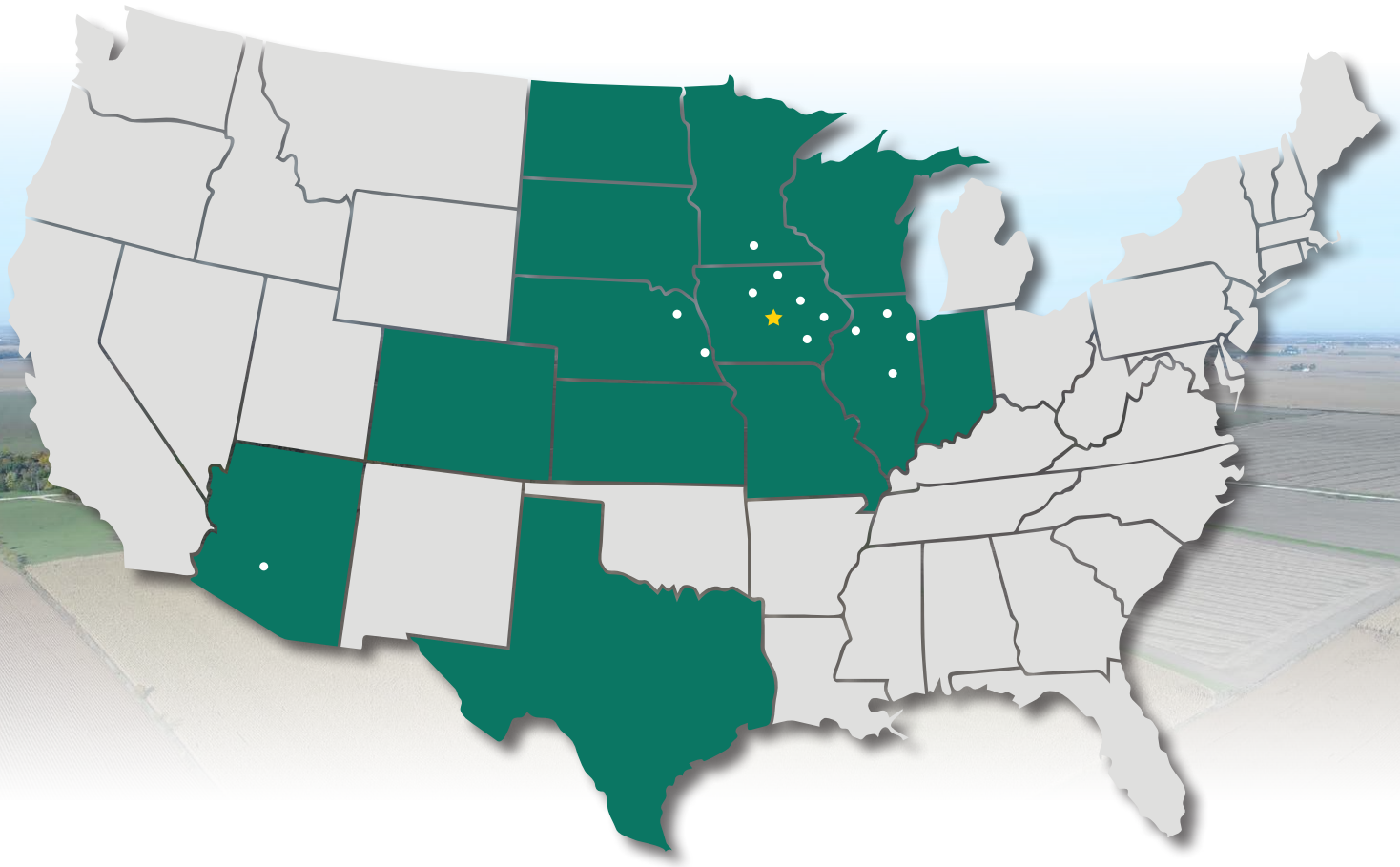


319.895.8858 | 102 Palisades Road | Mount Vernon, IA 52314-0050 | www.Hertz.ag

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag

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

REBECCA FRANTZ, ALC
319.330.2945
RebeccaF@Hertz.ag