

Gregory Estate Farm



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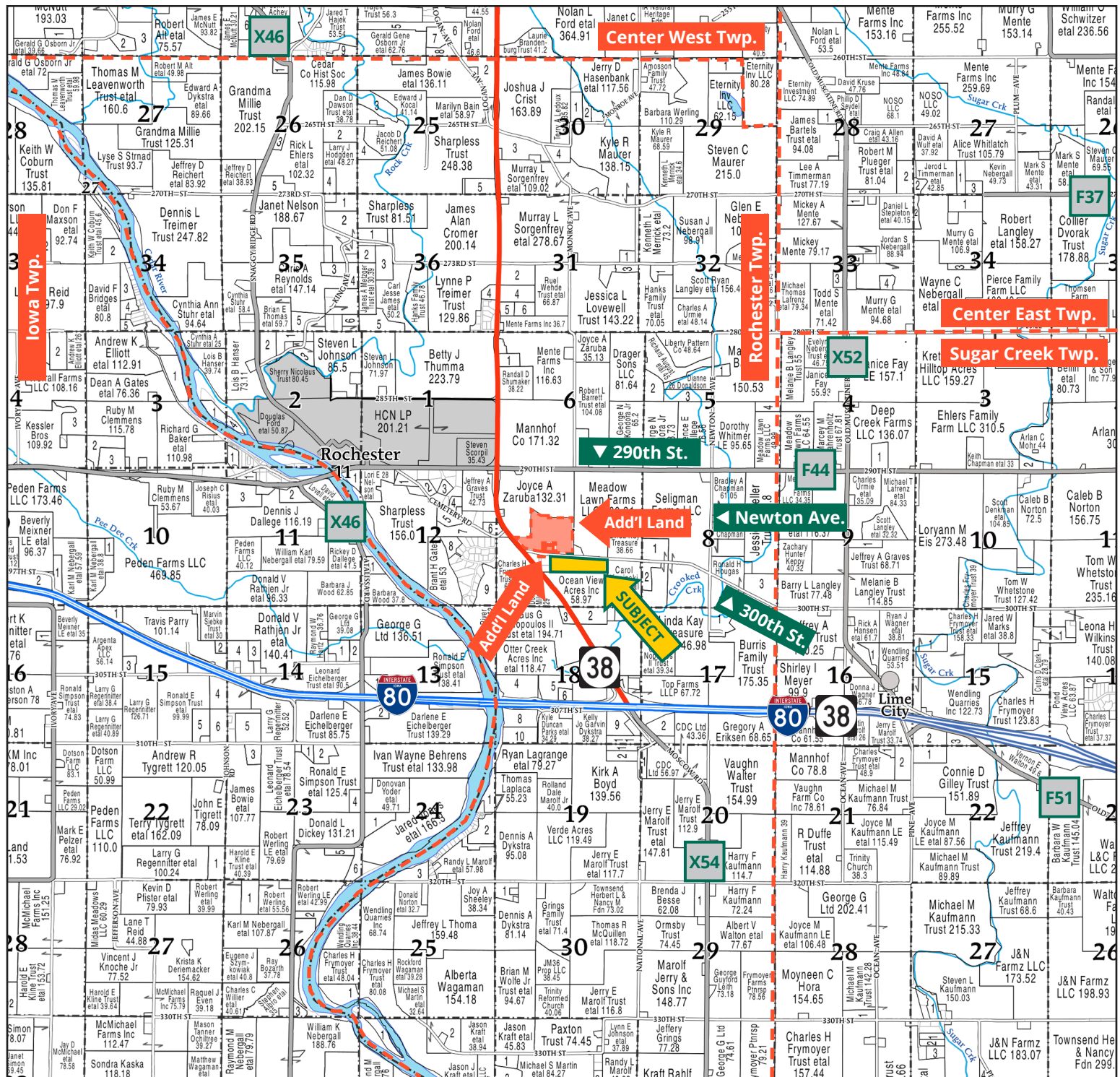


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Mount Vernon, IA 52314-0050 | www.Hertz.ag

26.95 Acres, m/I
Cedar County, IA

Rochester Township, Cedar County, IA



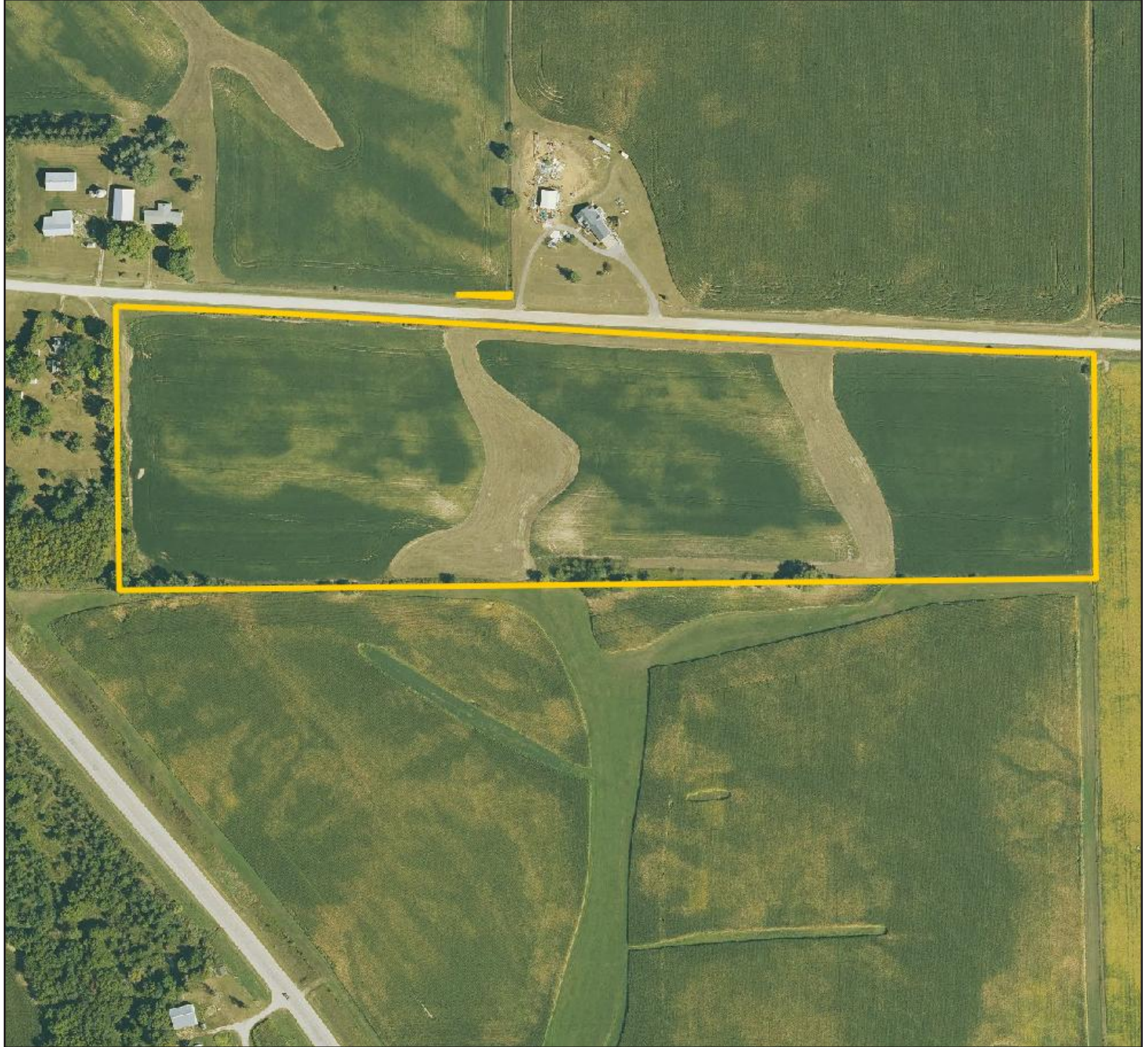
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FSA/Eff. Crop Acres: 29.10 | Soil Productivity: 63.00 CSR2



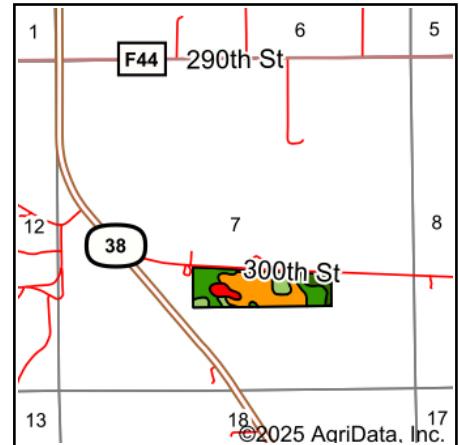
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **7-79N-2W**
 Township: **Rochester**
 Acres: **29.1**
 Date: **9/23/2025**



Area Symbol: IA031, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	11.90	41.0%		IIIe	47
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	5.16	17.7%		Ile	84
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	2.97	10.2%		IIIe	82
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	2.50	8.6%		Ile	90
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	2.45	8.4%		IIIe	79
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.81	6.2%		IVs	19
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	1.44	4.9%		IIIe	76
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	0.52	1.8%		VIIIs	5
120B	Tama silty clay loam, 2 to 5 percent slopes	0.18	0.6%		Ile	95
911B	Colo-Ely complex, 0 to 5 percent slopes	0.17	0.6%		IIw	86
Weighted Average					2.86	63

**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 and ¼ mile east on 300th St. The property is on the south side of the road.

Simple Legal

That part of the NE¼ SW¼ lying south of the road, and the south 15 acres of the NW¼ SE¼ in Section 7, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$265,457.50
- \$9,850/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$814.00
Net Taxable Acres: 26.95
Tax per Net Taxable Acre: \$30.20

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 4992, Part of Tract 1607
FSA/Eff. Crop Acres: 29.10
Oats Base Acres: 1.27*
Oats PLC Yield: 57 Bu.
Corn Base Acres: 21.97*
Corn PLC Yield: 130 Bu.
Bean Base Acres: 0.31*
Bean PLC Yield: 49 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Fayette and Downs.
CSR2 on the FSA/Eff. crop acres is 63.00.
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.

Comments

This is a well-cared-for Cedar County farm with a 63.00 CSR2.

Additional Land for Sale

Seller has two additional tracts of land for sale located north 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.

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Southwest Corner Looking Northeast



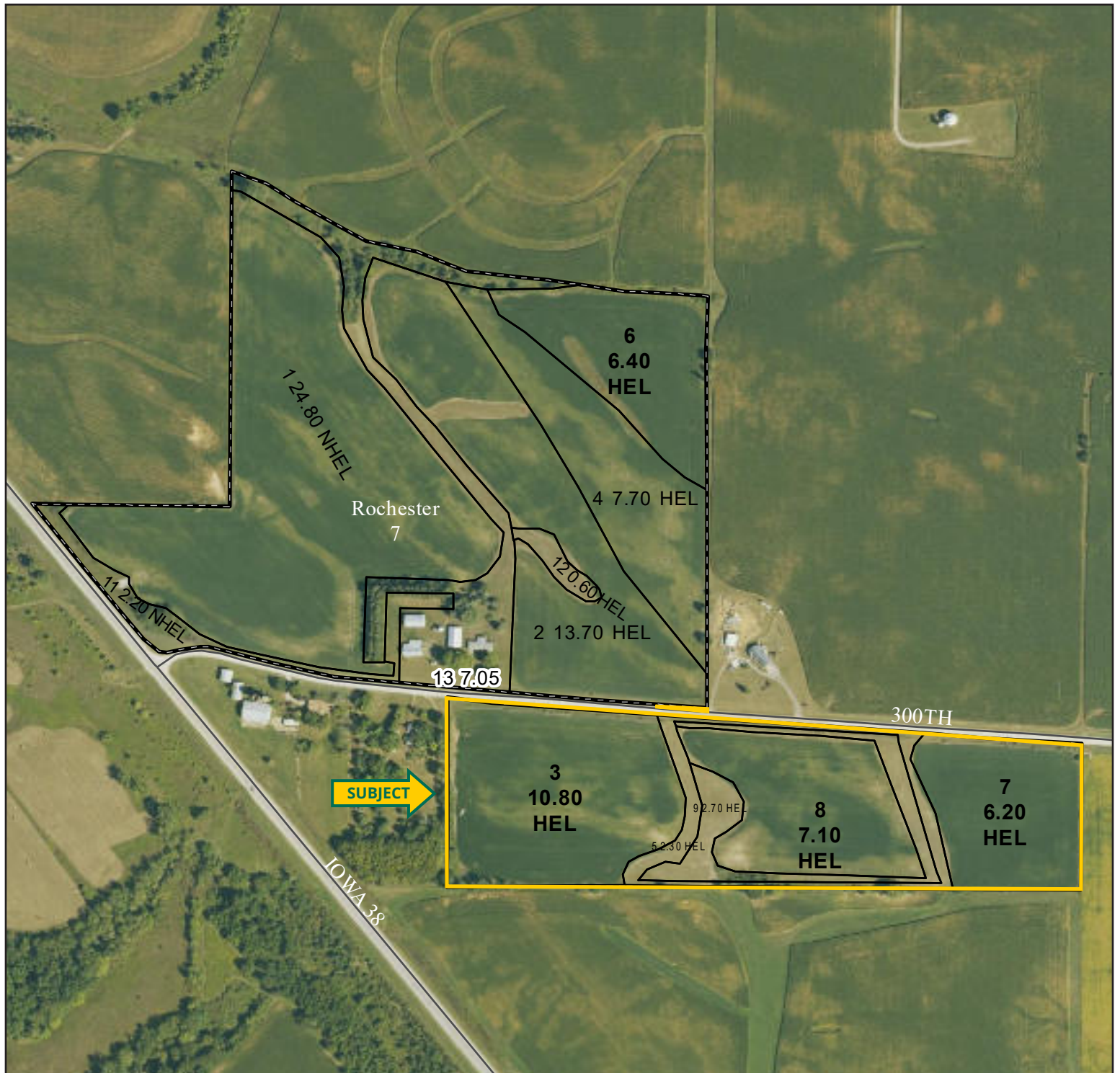
Northeast Corner Looking Southwest

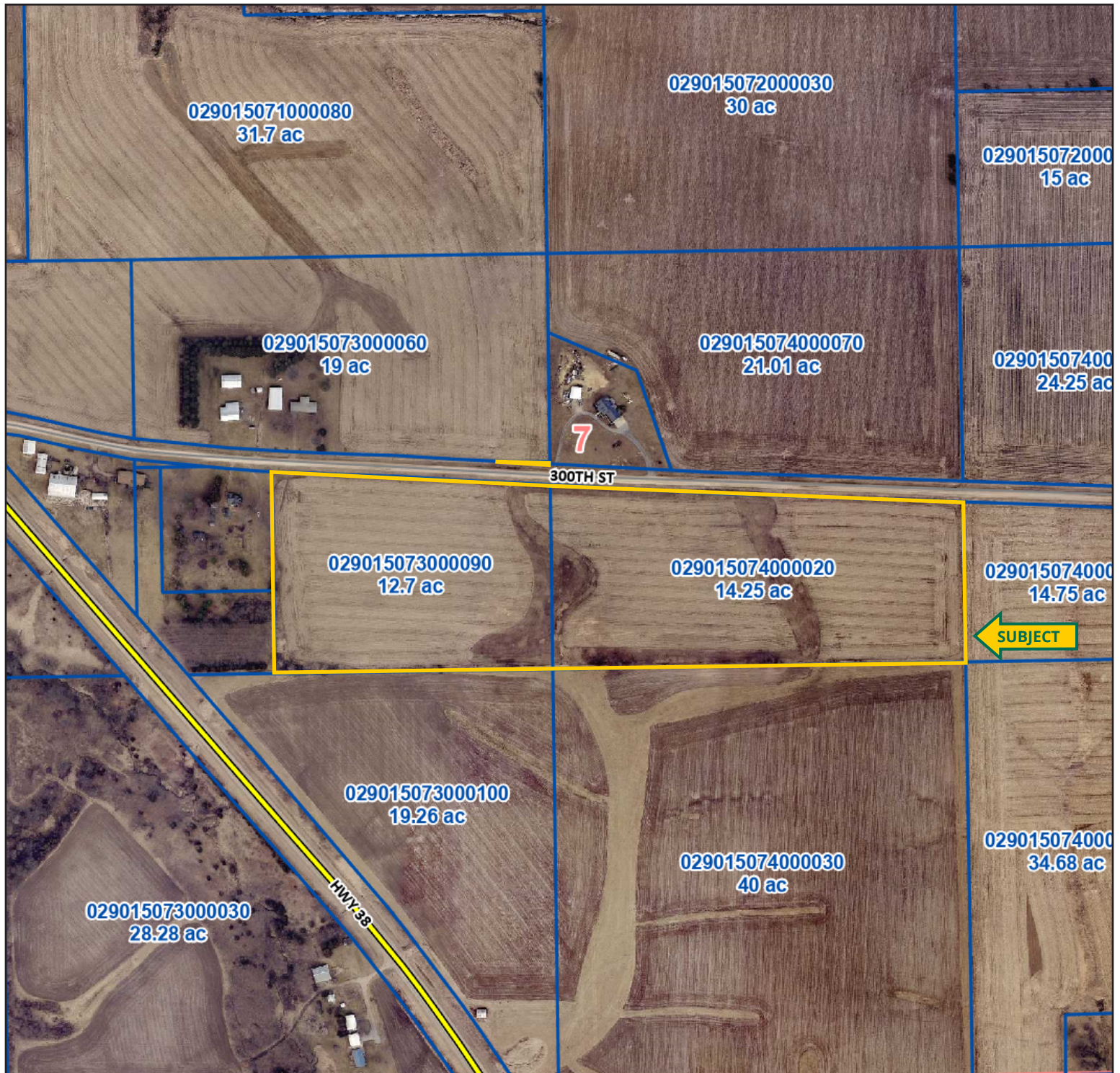


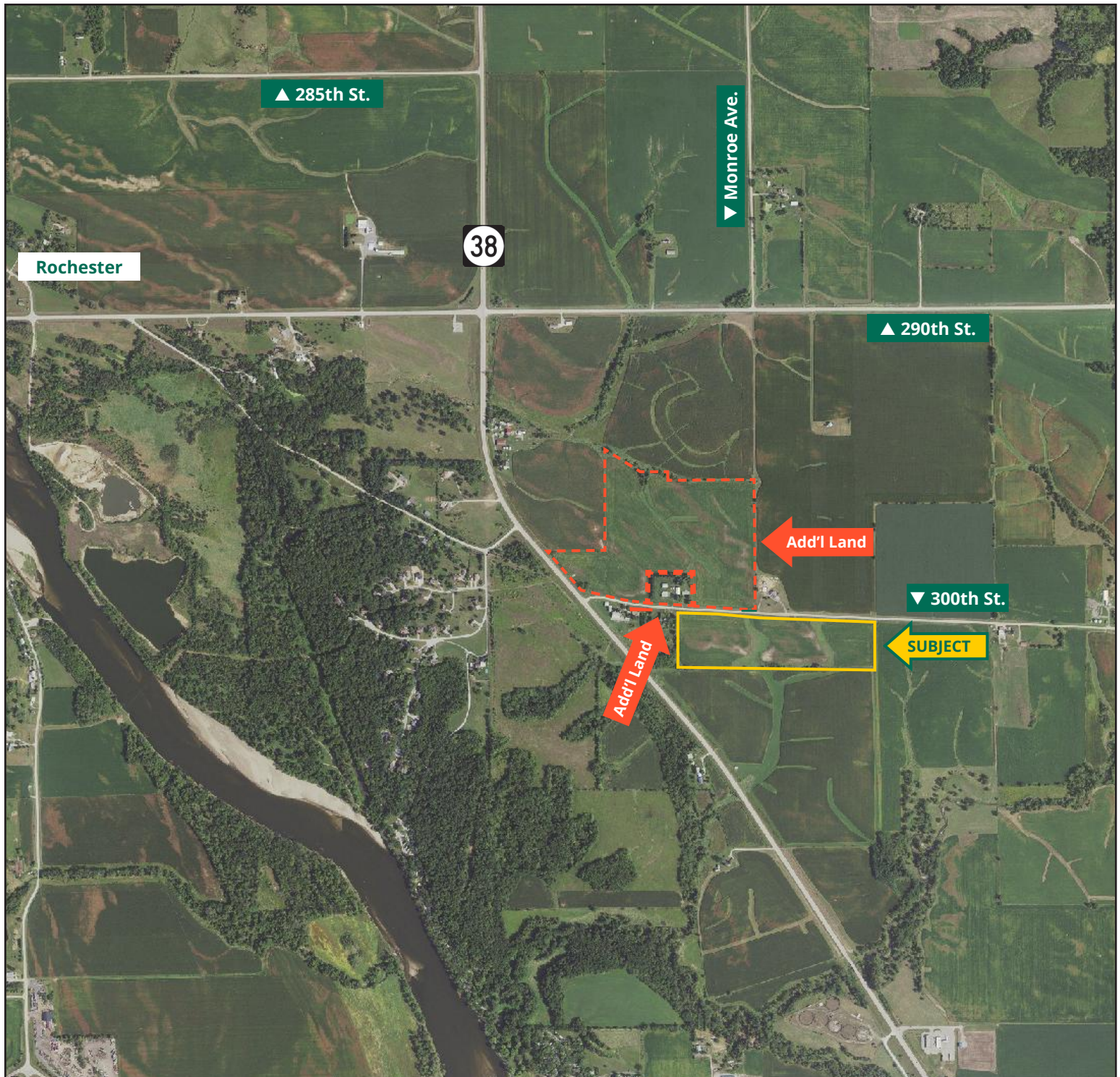
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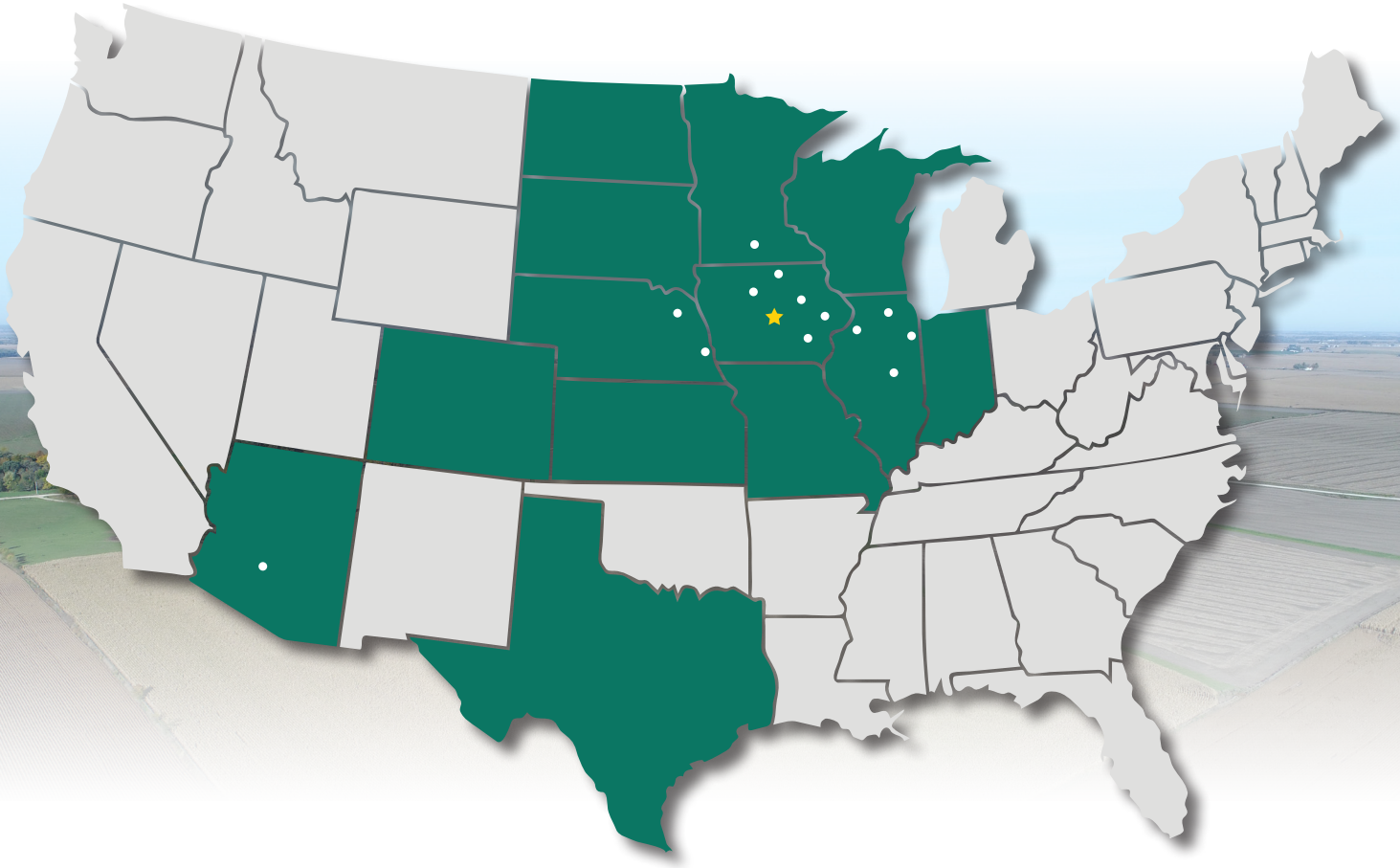


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