



# LAND FOR SALE

## Well-Maintained Cattle Pasture

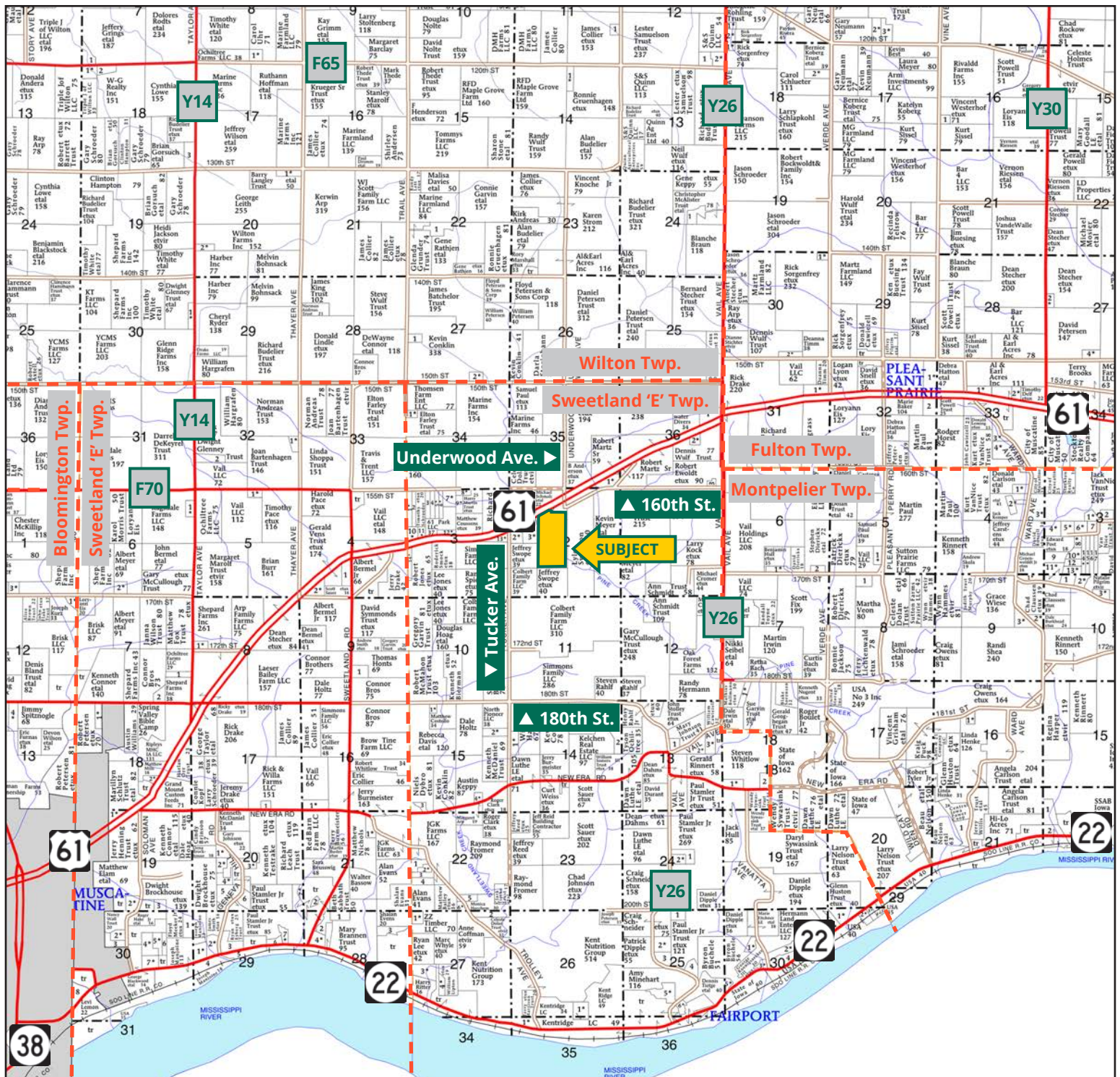


**TROY LOUWAGIE, ALC**  
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**80.15 Acres, m/l**  
**Muscatine County, IA**





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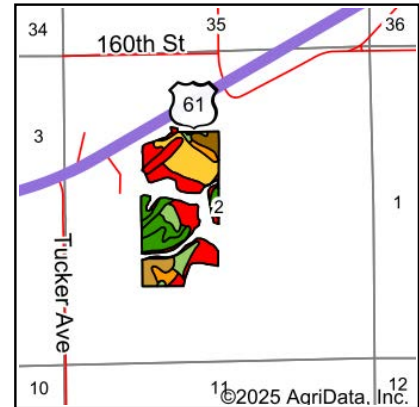
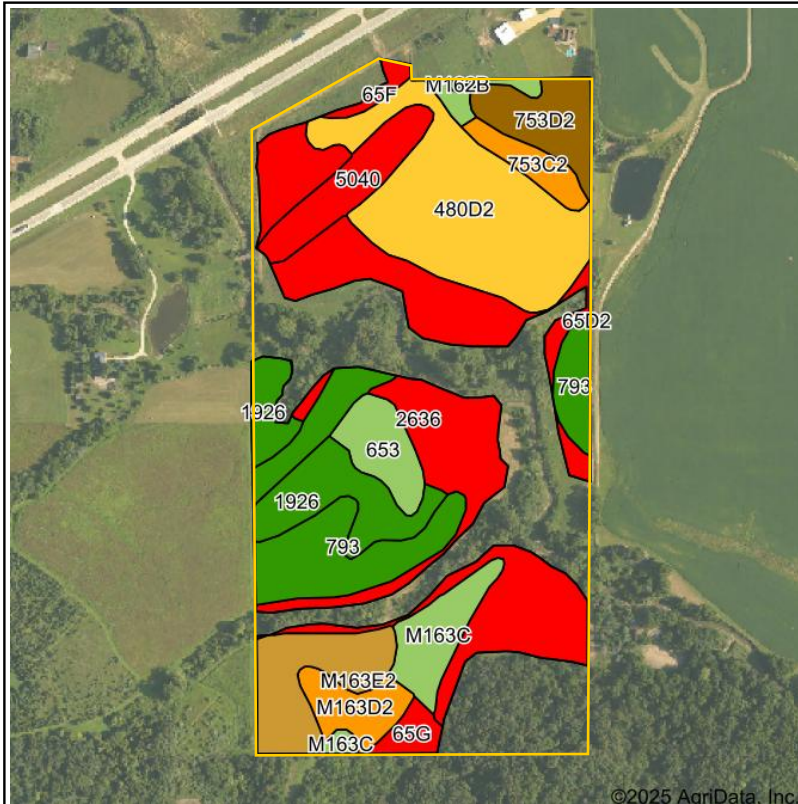


Est. FSA/Eff. Crop Acres: 59.06 | Soil Productivity: 41.10 CSR2



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State: Iowa  
County: Muscatine  
Location: 2-77N-1W  
Township: Sweetland  
Acres: 59.06  
Date: 12/9/2025



Maps Provided By:  
  
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Soils data provided by USDA and NRCS.

Area Symbol: IA139, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
2636	Radford-Hanlon silt loams, channeled, 0 to 2 percent slopes	16.77	28.5%		Vw	5
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	10.89	18.4%		IIIe	52
793	Bertrand silt loam, 0 to 3 percent slopes	7.33	12.4%		I	84
1926	Canoe silt loam, sandy substratum, 0 to 2 percent slopes	4.69	7.9%		Iw	81
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	3.78	6.4%		IVe	36
5040	Anthroptic Udorthents, 2 to 9 percent slopes	2.82	4.8%		VIs	5
753D2	Thebes silt loam, 9 to 14 percent slopes, moderately eroded	2.72	4.6%		IVe	21
M163C	Fayette silt loam, till plain, 5 to 9 percent slopes	2.65	4.5%		IIIe	79
653	Tuskeego silt loam, sandy substratum, 0 to 2 percent slopes	2.17	3.7%		IIlw	71
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	1.90	3.2%		IIIe	47
753C2	Thebes silt loam, 5 to 9 percent slopes, moderately eroded	1.31	2.2%		IIIe	46
65G	Lindley loam, 25 to 40 percent slopes	0.82	1.4%		IVe	5
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	0.66	1.1%		IIIe	76
65F	Lindley loam, 18 to 25 percent slopes	0.48	0.8%		VIIe	6
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.07	0.1%		Ile	90
Weighted Average					3.46	41.1



### Location

From Muscatine: 6 miles northeast on US-61. The property is on the south side of the road.

### Simple Legal

The SE¼ NW¼, lying South of the Highway, the NE¼ SW¼, and Parcel C all in Section 2, Township 77 North, Range 1 West of the 5th P.M., Muscatine County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$601,125.00
- \$7,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$1,328.00  
Net Taxable Acres: 80.15  
Tax per Net Taxable Acre: \$16.57

### Lease Status

Lease is open for the 2026 crop year.

### FSA Data

Farm 5630, Part of Tract 5038  
FSA/Eff. Crop Acres: 59.06\*  
Corn Base Acres: 59.06\*  
Corn PLC Yield: 115 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Muscatine County FSA office.*

### Soil Types/Productivity

Primary soils are Radford-Hanlon, Orwood and Bertrand. CSR2 on the estimated FSA/Eff. crop acres is 41.10. 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.

### Buildings/Improvements

None.

### Water & Well Information

Water for livestock is provided by the creeks.

### Comments

This is a well-maintained pasture farm with newly constructed fences around the boundaries. This farm would work well for a cow/calf or cattle operation.



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.



Southwest Corner Looking Northeast



Southeast Corner Looking Northwest

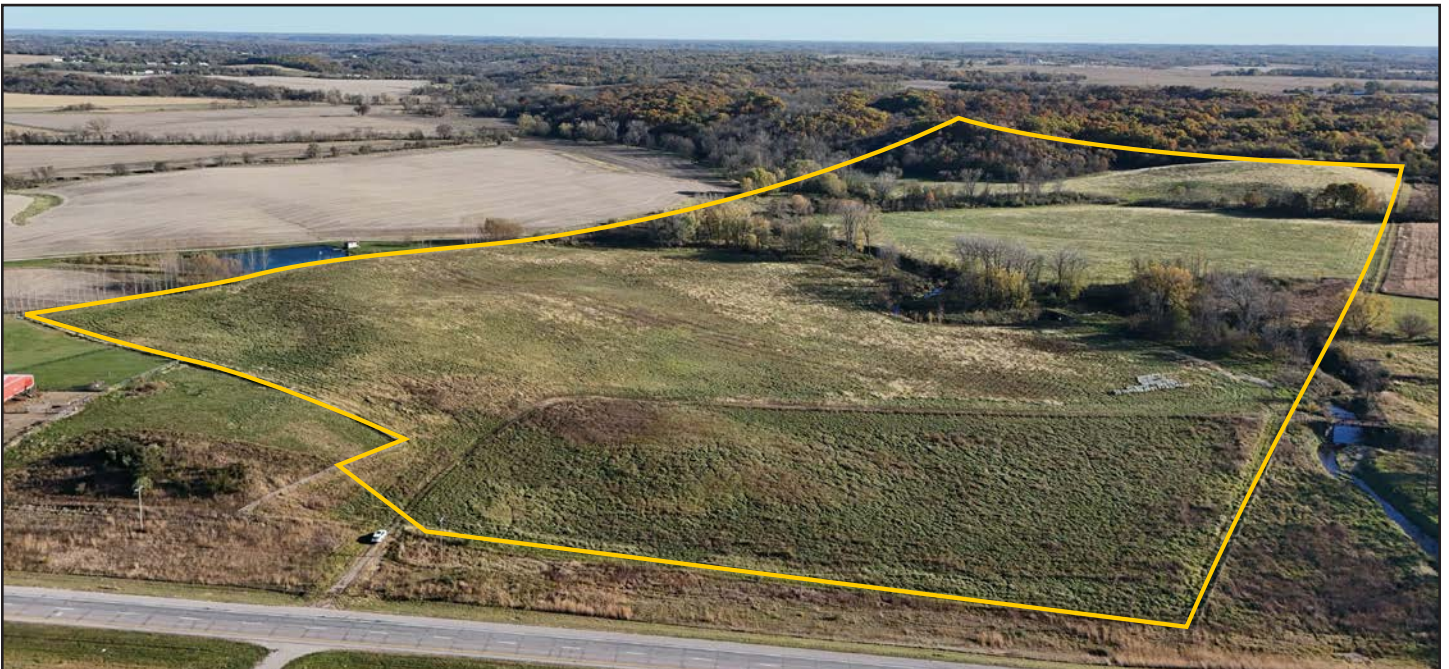




Northeast Corner Looking Southwest



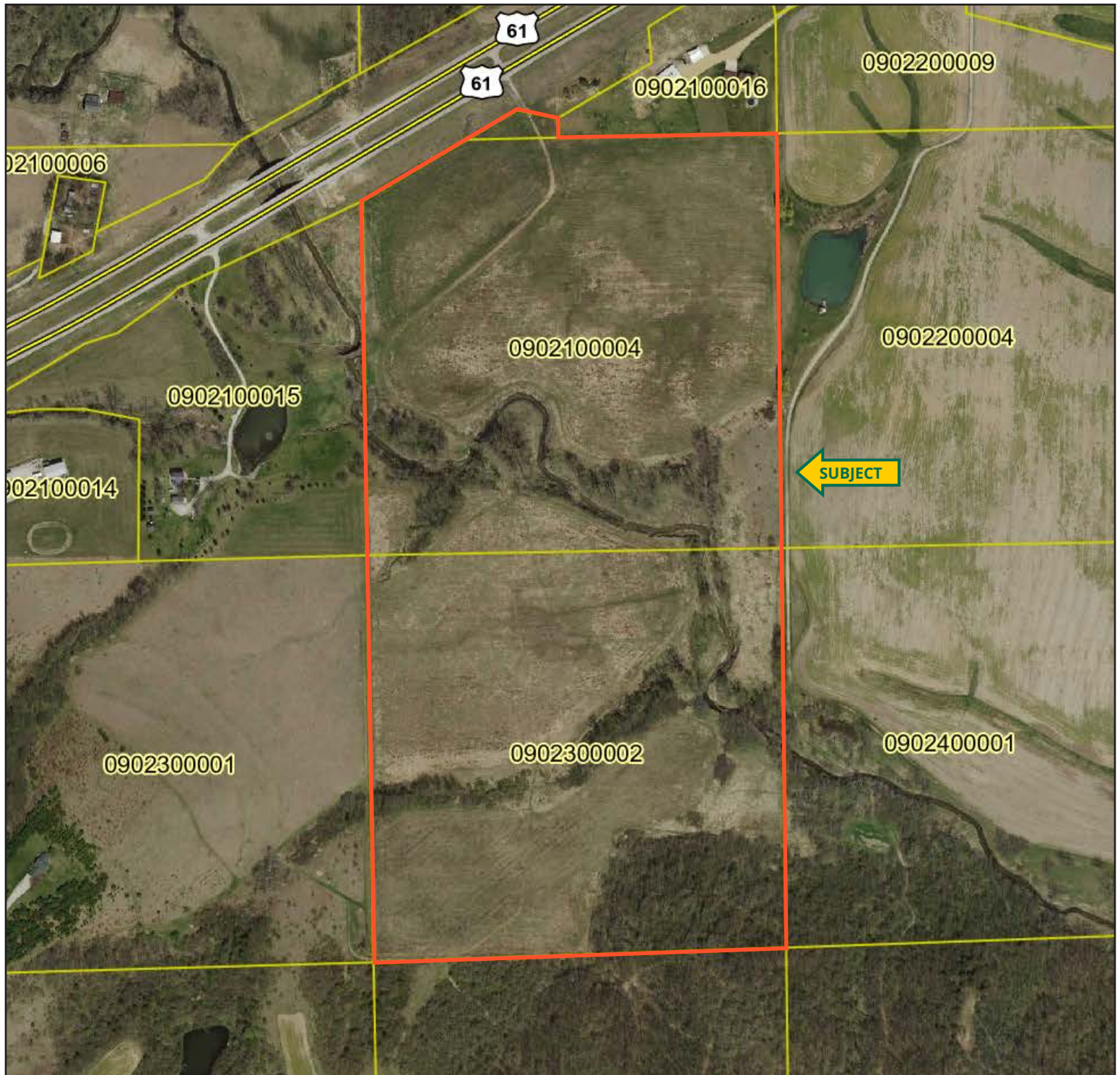
Northwest Corner Looking Southeast





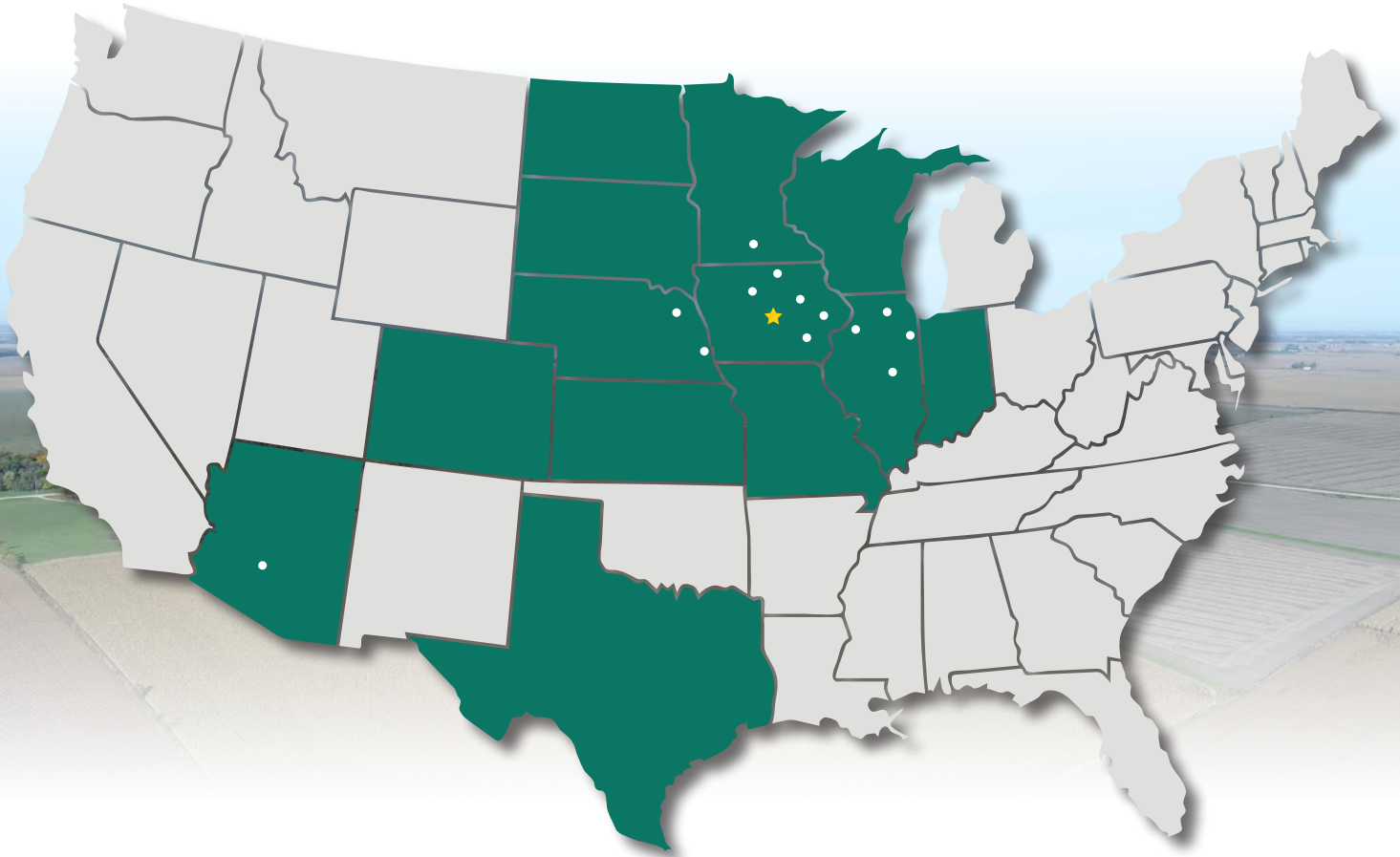








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