

Prime Lee County Farmland



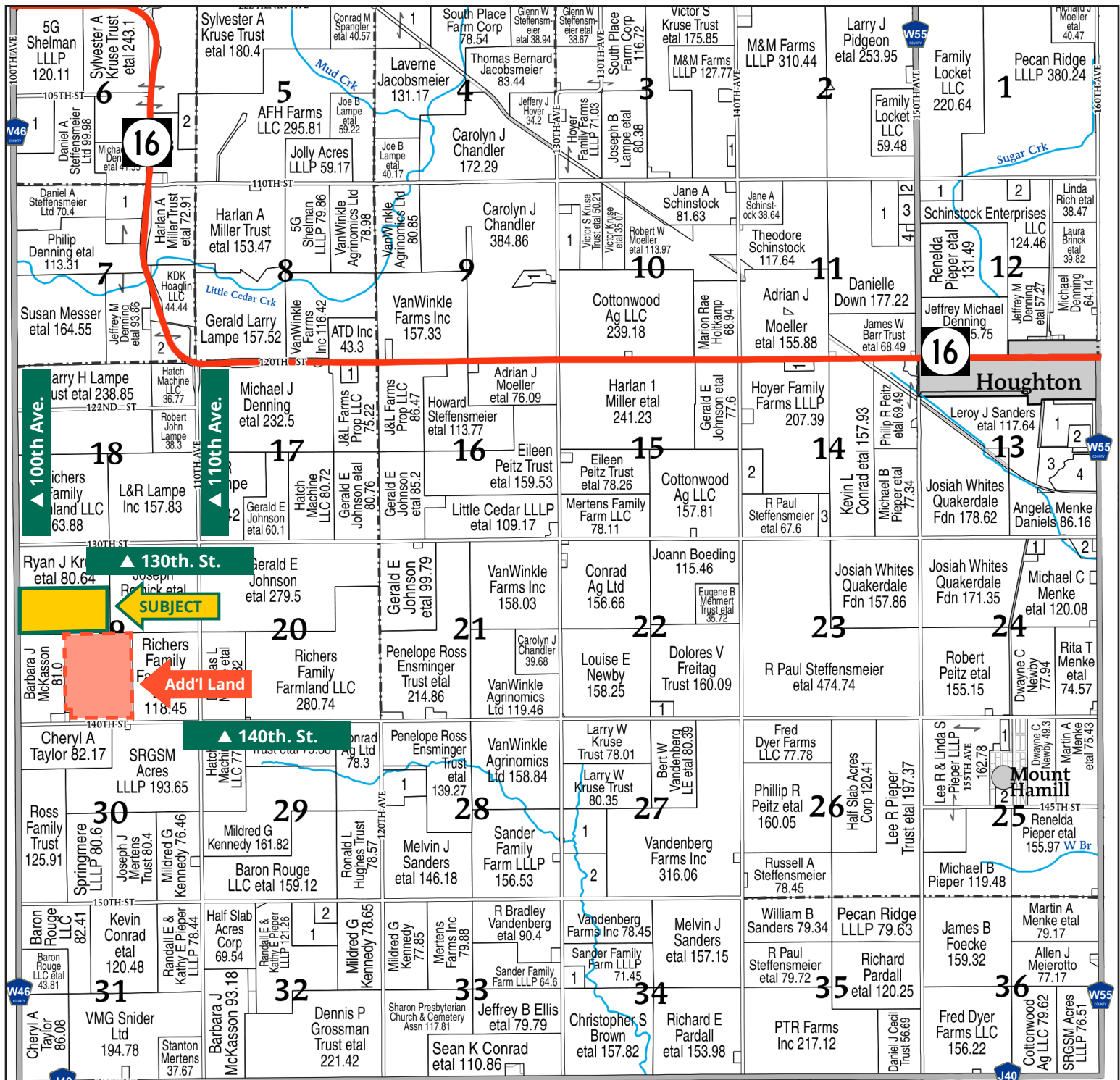
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82.10 Acres, m/l
Lee County, IA



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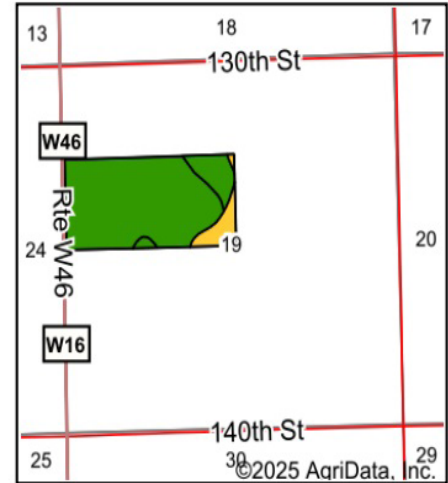
FSA/Eff. Crop Acres: 81.86 | Soil Productivity: 81.10 CSR2



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State: Iowa
County: Lee
Location: 19-69N-7W
Township: Cedar
Acres: 81.86
Date: 12/2/2025



Soils data provided by USDA and NRCS.

Area Symbol: IA111, Soil Area Version: 34						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
363	Haig silty clay loam, 0 to 2 percent slopes	66.58	81.3%		IIw	83
362	Haig silt loam, 0 to 2 percent slopes	8.72	10.7%		IIw	83
211	Edina silt loam, 0 to 1 percent slopes	6.56	8.0%		IIIw	59
Weighted Average					2.08	81.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Houghton: go 5 miles west on IA-16, then 1 mile south on 110th Ave., then 1 mile west on 130th St. and then a ½ mile south on 100th Ave. The property is on the east side for the road.

Simple Legal

S½ NW¼, Section 19, Township 69 North, Range 7 West of the 5th P.M., Lee County, IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$1,132,980
- \$13,800/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

As negotiated based on terms of existing lease.

Real Estate Tax

Taxes Payable 2025 - 2026: \$3,488.00
Net Taxable Acres: 82.10
Tax per Net Taxable Acre: \$42.48

Lease Status

Leased for the 2026 crop year. Contact agent for details.

FSA Data

Farm Number 504, Tract 814
FSA/Eff. Crop Acres: 81.86
Corn Base Acres: 40.26*
Corn PLC Yield: 169 Bu.
Bean Base Acres: 38.99
Bean PLC Yield: 44 Bu.

**Acres are estimated pending reconstitution of farm by the Lee County FSA office.*

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soil is Haig silty clay loam. CSR2 on the FSA/Eff. crop acres is 81.10. 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

Nearly level.

Drainage

Natural with some tile. No tile maps available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

Excellent Lee County farm that is nearly 100% tillable with productive soils.

Additional Land for Sale

Seller has an additional tract of land for sale located south 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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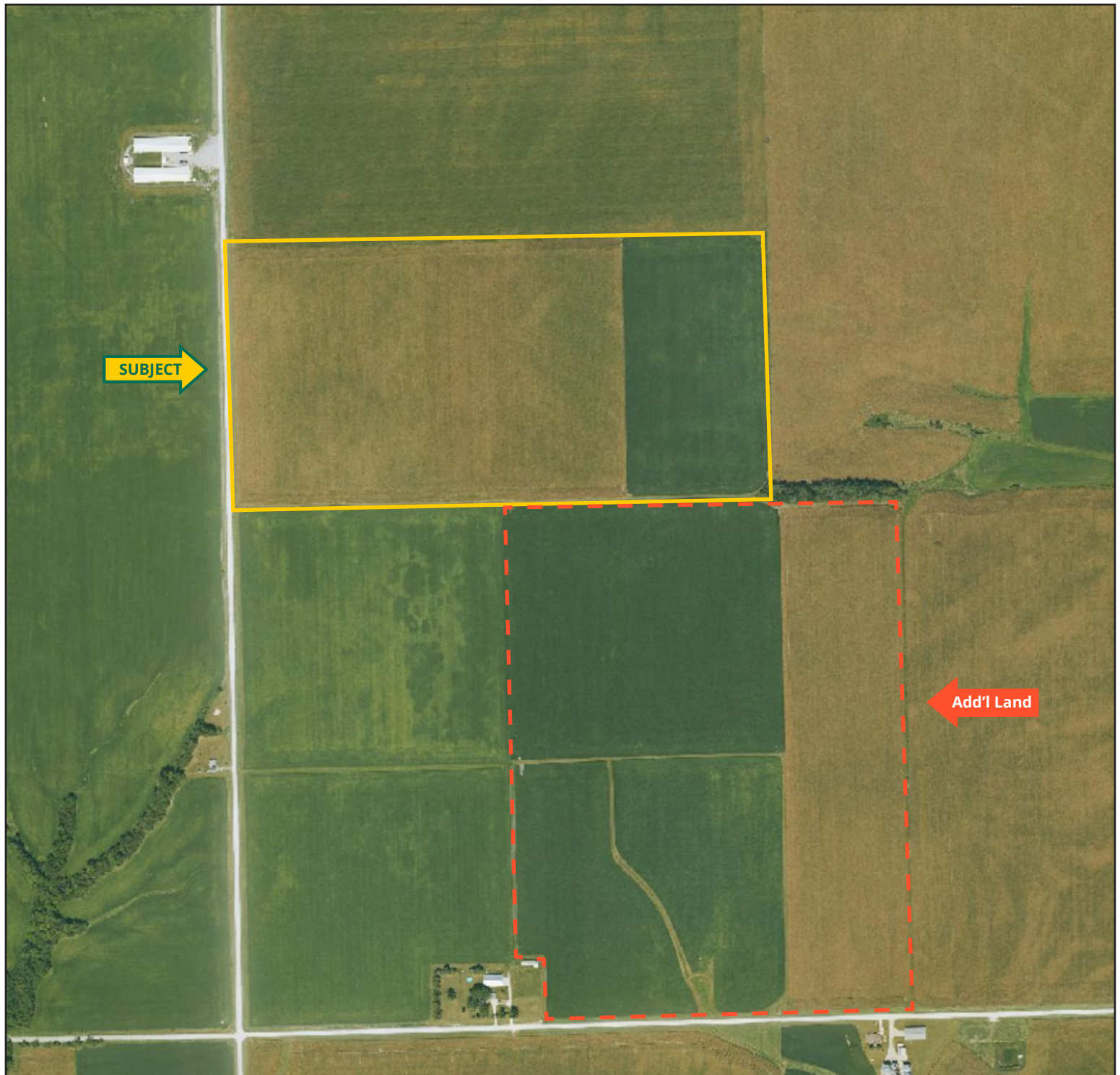
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Looking West



Looking Northwest



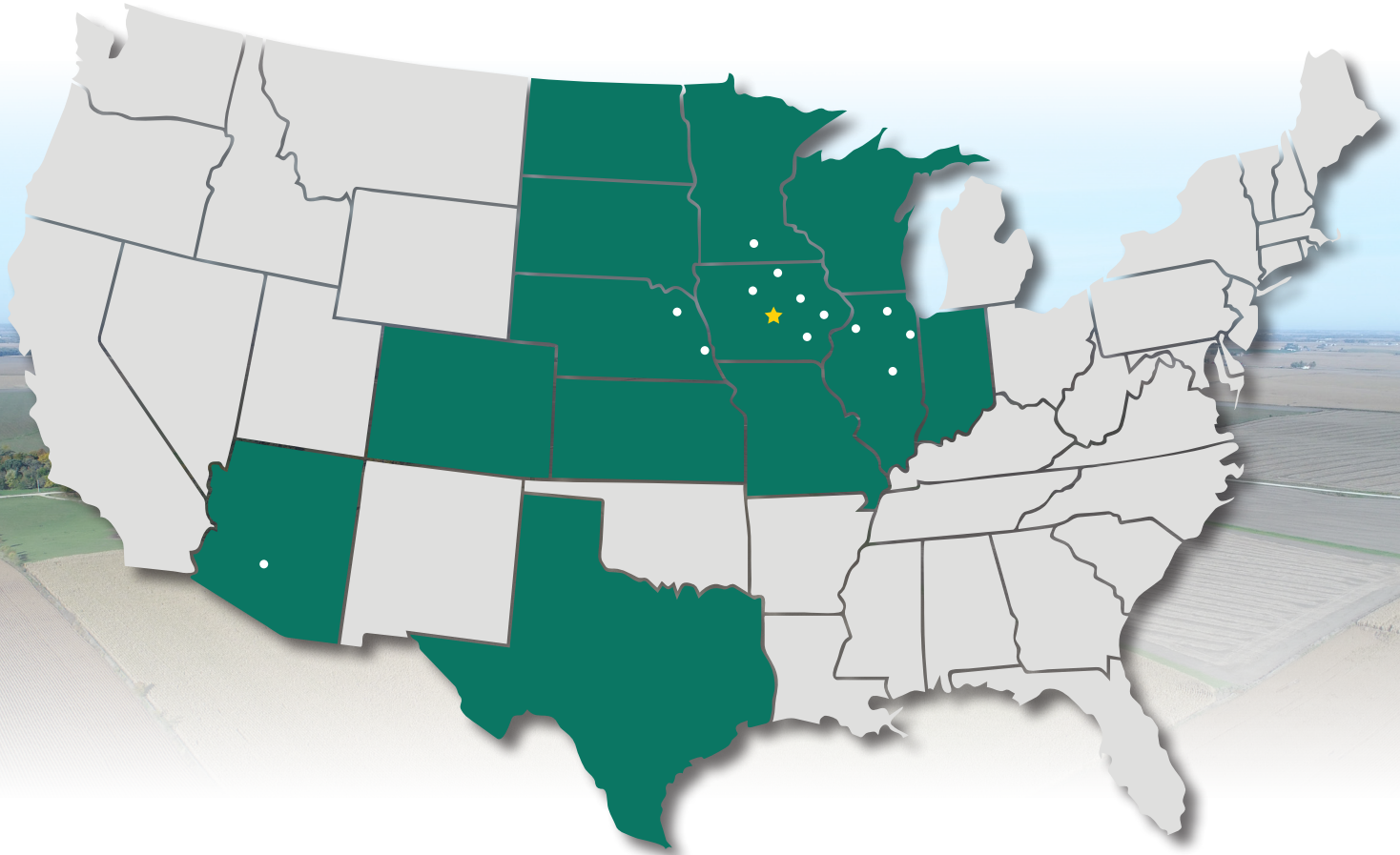


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