

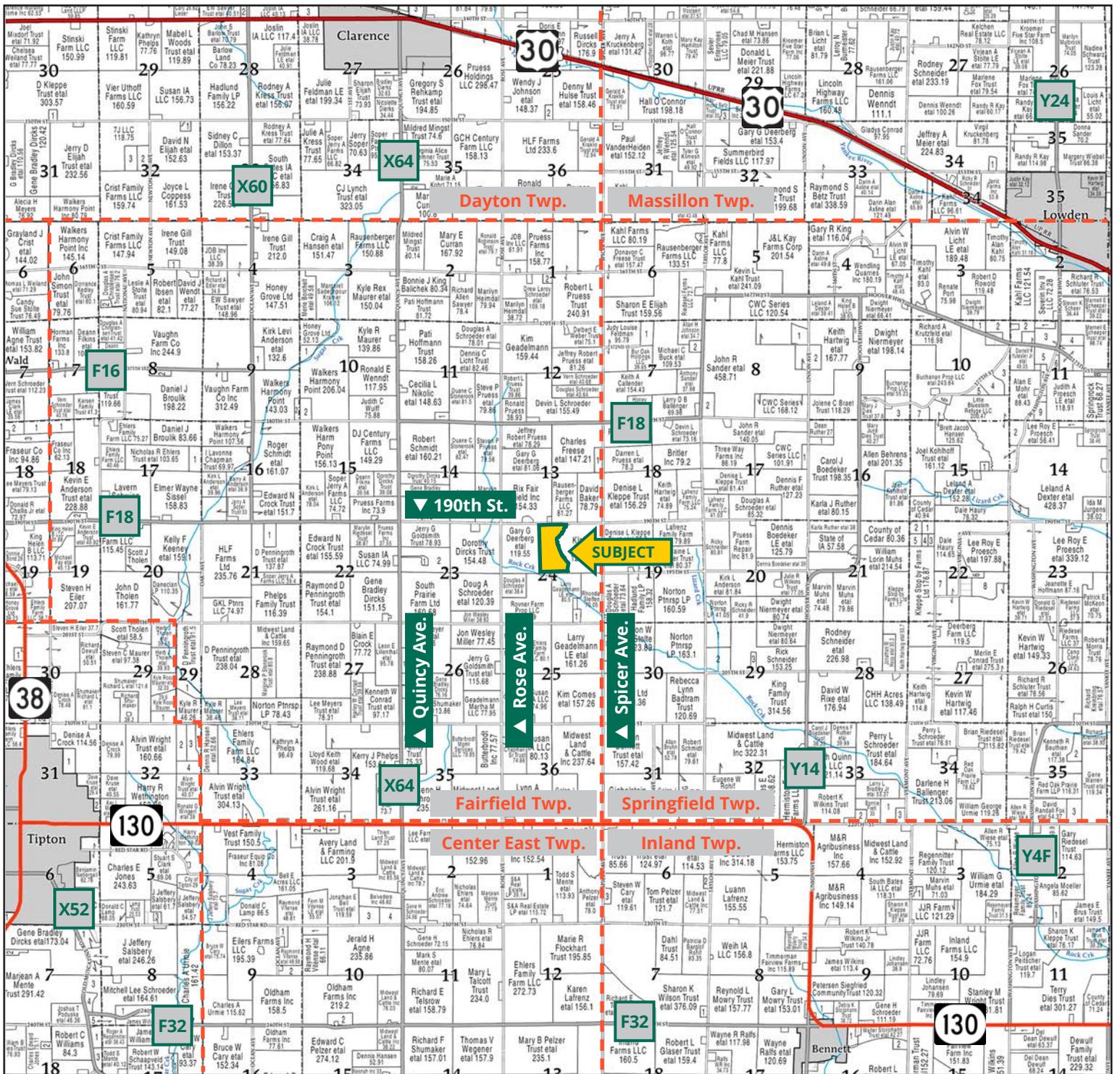
**Robinson Heritage Farms, L.L.C.**



**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
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**319.895.8858** | 102 Palisades Road  
Mount Vernon, IA 52314-0050 | [www.Hertz.ag](http://www.Hertz.ag)

**73.32 Acres, m/l**  
**Cedar County, IA**



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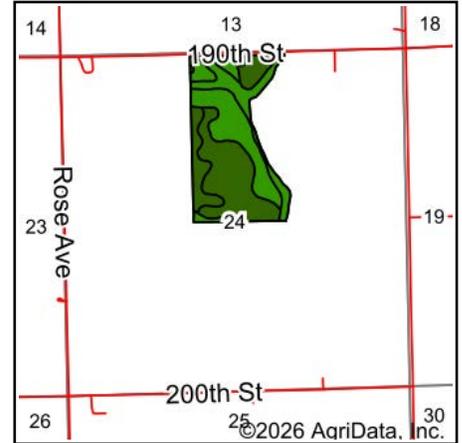
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FSA/Eff. Crop Acres: 72.30 | Mixed Forage Acres: 1.10 | Soil Productivity: 87.70 CSR2



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State: **Iowa**  
 County: **Cedar**  
 Location: **24-81N-2W**  
 Township: **Fairfield**  
 Acres: **72.3**  
 Date: **2/6/2026**



Maps Provided By:



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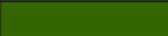
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Soils data provided by USDA and NRCS.

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Area Symbol: IA031, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	25.69	35.6%		Ile	90
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	21.98	30.4%		IIIe	82
911B	Colo-Ely complex, 0 to 5 percent slopes	12.52	17.3%		IIw	86
120B	Tama silty clay loam, 2 to 5 percent slopes	12.11	16.7%		Ile	95
<b>Weighted Average</b>					<b>2.30</b>	<b>87.7</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Clarence: At the intersection of US-30 and Quincy Ave., 5 miles south on Quincy Ave. and 1½ miles east on 190th St. The property is south of the road.

From Tipton: 3 miles east on IA-130, 3 miles north on Quincy Ave. and 1½ miles east on 190th St.

### Simple Legal

E¼ NW¼ and Lot A in the W½ NE¼ of Section 24, Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

### Address

1748 190th Street  
Clarence, Iowa 52216

### Price & Terms

- \$1,162,122.00
- \$15,850/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$2,928.00  
Net Taxable Acres: 73.32

### Lease Status

Farm lease is open for the 2026 crop year.

### FSA Data

Farm 7138, Tract 9917  
FSA/Eff. Crop Acres: 72.30  
Cert. Mixed Forage Acres: 1.10  
Corn Base Acres: 44.57  
Corn PLC Yield: 169 Bu.  
Bean Base Acres: 27.40  
Bean PLC Yield: 54 Bu.

### Soil Types/Productivity

Primary soils are Downs, Colo-Ely and Tama. CSR2 on the FSA/Eff. crop acres is 87.70. 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

This farm is gently rolling.

### Drainage

There is some tile on this farm. Contact the agent for tile maps.

### Buildings/Improvements

There is an older barn with two lean-tos located on the north side of the farm.

### Water & Well Information

None.

### Comments

This is a highly productive Cedar County farm with an 87.70 CSR2. Available to farm in 2026!



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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Northeast Corner Looking Southwest



Northwest Corner Looking Southeast

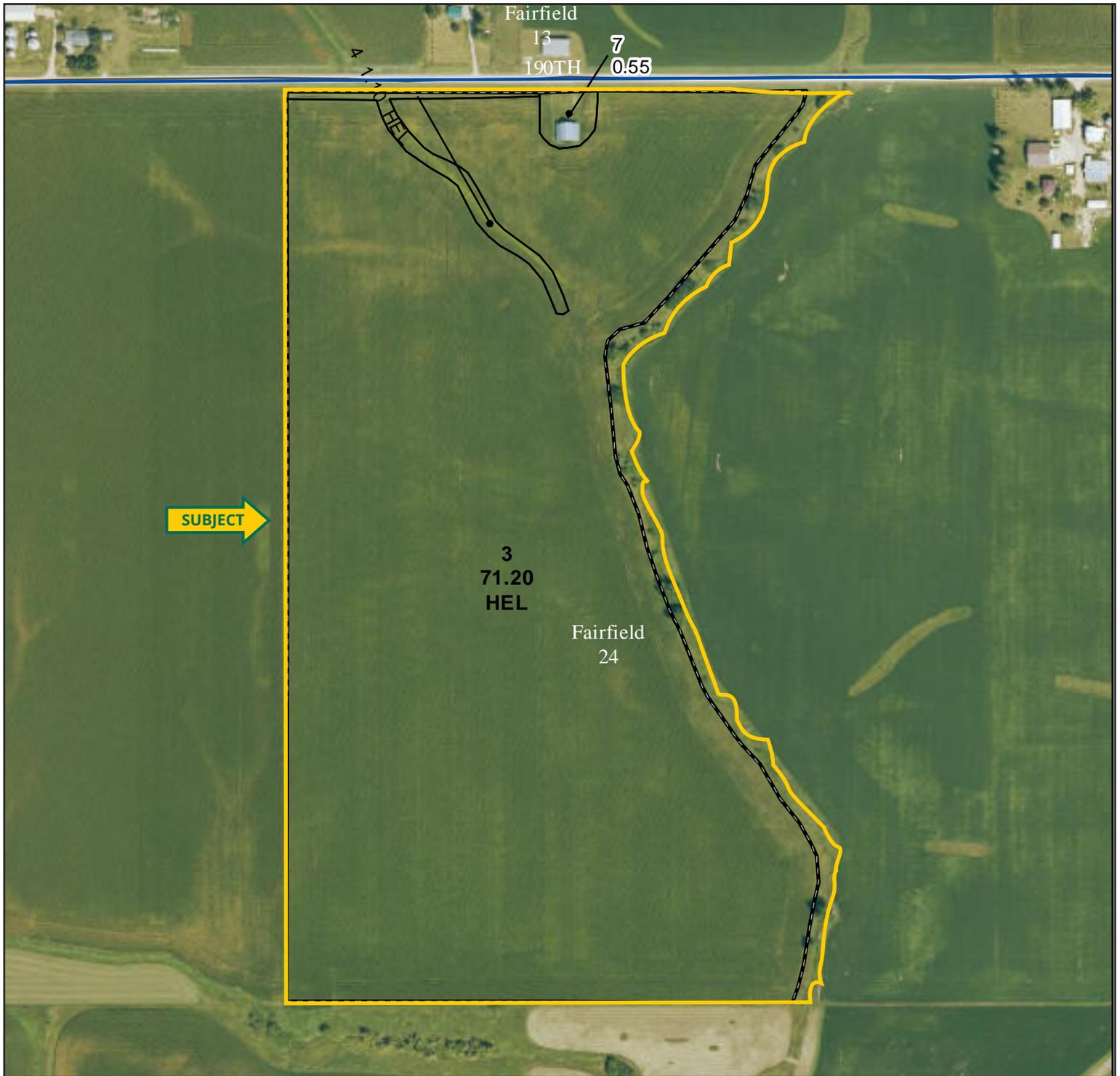


Northwest Looking Southeast



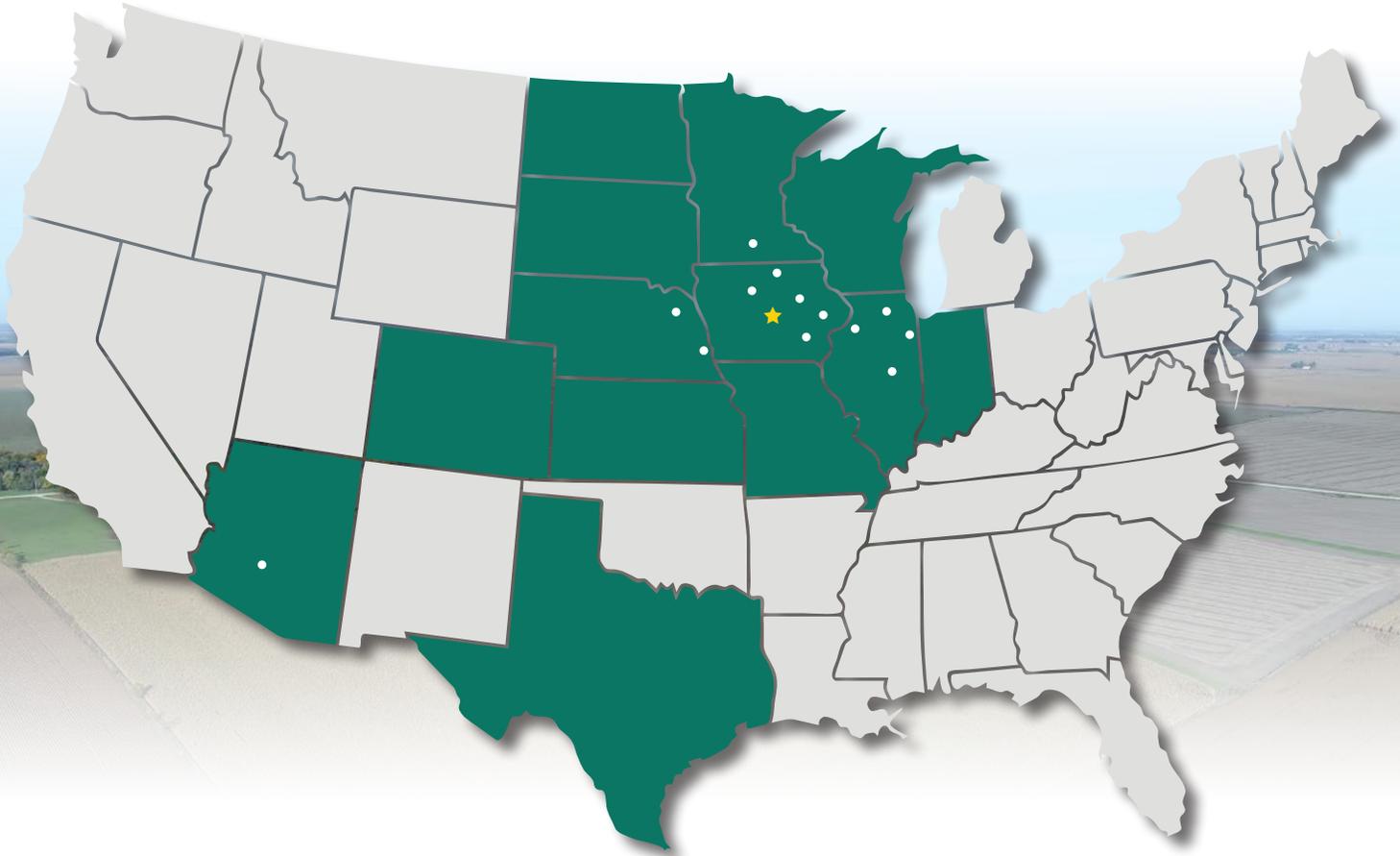
South Side Looking North







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