



# LAND FOR SALE

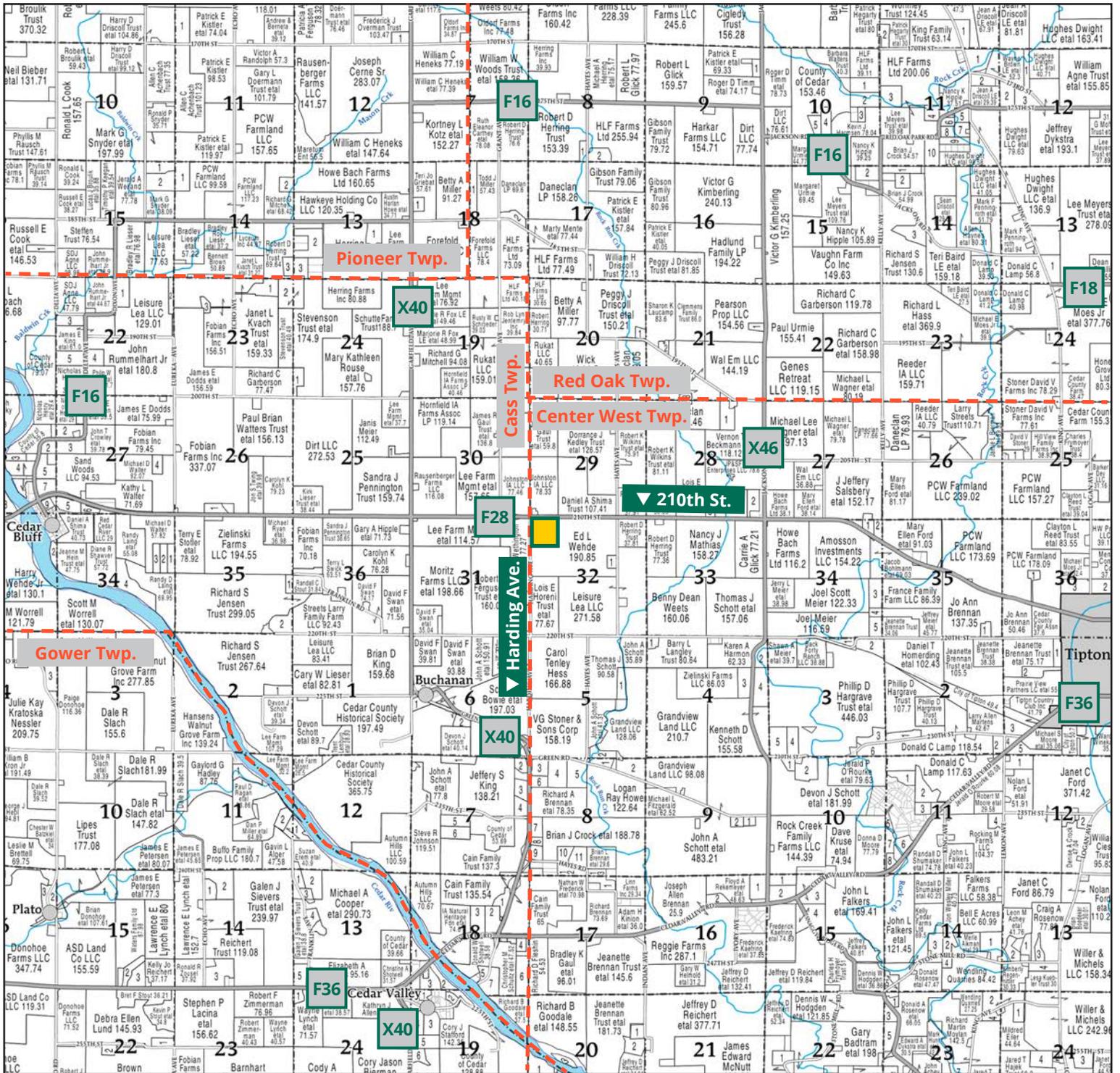
## High-Quality Farm on a Hard-Surfaced Road



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

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



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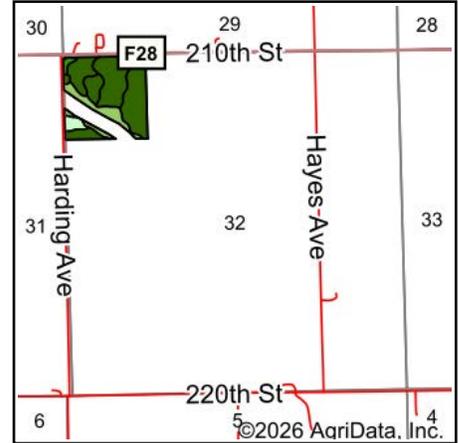
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FSA/Eff. Crop Acres: 32.20 | CRP Acres: 5.30 | Soil Productivity: 90.20 CSR2



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State: **Iowa**  
 County: **Cedar**  
 Location: **32-81N-3W**  
 Township: **Center**  
 Acres: **32.2**  
 Date: **2/17/2026**



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

Area Symbol: IA031, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
184	Klinger silty clay loam, 1 to 4 percent slopes	14.33	44.6%		Iw	95
982	Maxmore silty clay loam, 0 to 2 percent slopes	8.61	26.7%		IIw	92
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.65	14.4%		IIw	78
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	2.55	7.9%		Ile	94
450B	Pillot silt loam, 2 to 5 percent slopes	1.45	4.5%		Ile	66
761	Franklin silt loam, 1 to 3 percent slopes	0.61	1.9%		Iw	85
<b>Weighted Average</b>					<b>1.54</b>	<b>90.2</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Tipton: 4½ miles west on 210th St. The property is southeast of the intersection with Harding Ave.

### Simple Legal

The NW¼ NW¼ of Section 32, Township 81 North, Range 3 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$558,000.00
- \$13,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$1,618.00  
Gross Acres: 40.00  
Net Taxable Acres: 38.00  
Tax per Net Taxable Acre: \$42.58

### Lease Status

Farm lease is open for 2026.

### FSA Data

Farm 6053, Tract 7740  
FSA/Eff. Crop Acres: 32.20  
CRP Acres: 5.30  
Corn Base Acres: 28.10  
Corn PLC Yield: 178 Bu.  
Bean Base Acres: 4.10  
Bean PLC Yield: 55 Bu.

### CRP Contracts

There are 5.30 acres enrolled in a CP-21 contract that pays \$227.00 per acre, \$1,203.00 annually, and expires September 30, 2034.

### Soil Types/Productivity

Primary soils are Klinger, Maxmore and Colo. CSR2 on the FSA/Eff. crop acres is 90.20. 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 level to gently rolling.

### Drainage

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

### Buildings/Improvements

None.

### Water & Well Information

None.

### Fertilizer Reimbursement

The tenant will be reimbursed \$4,615.89 at closing for fertilizer application and vertical disking. Contact a listing agent for invoices.

### Comments

This high-quality Cedar County farm has good soils and is located on a hard-surfaced road.



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.

East Side Looking West



Southeast Corner Looking Northwest



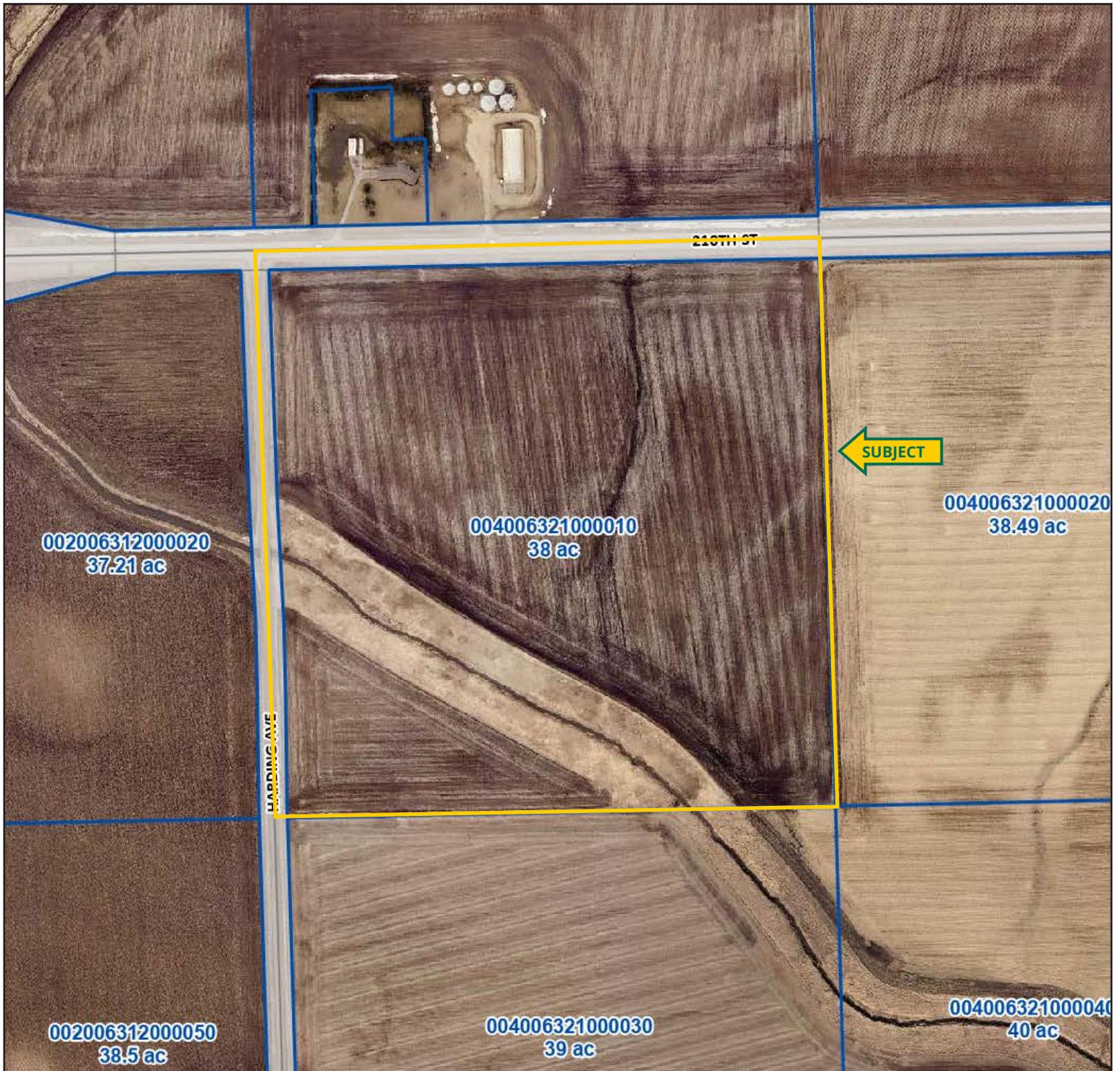
West Side Looking East



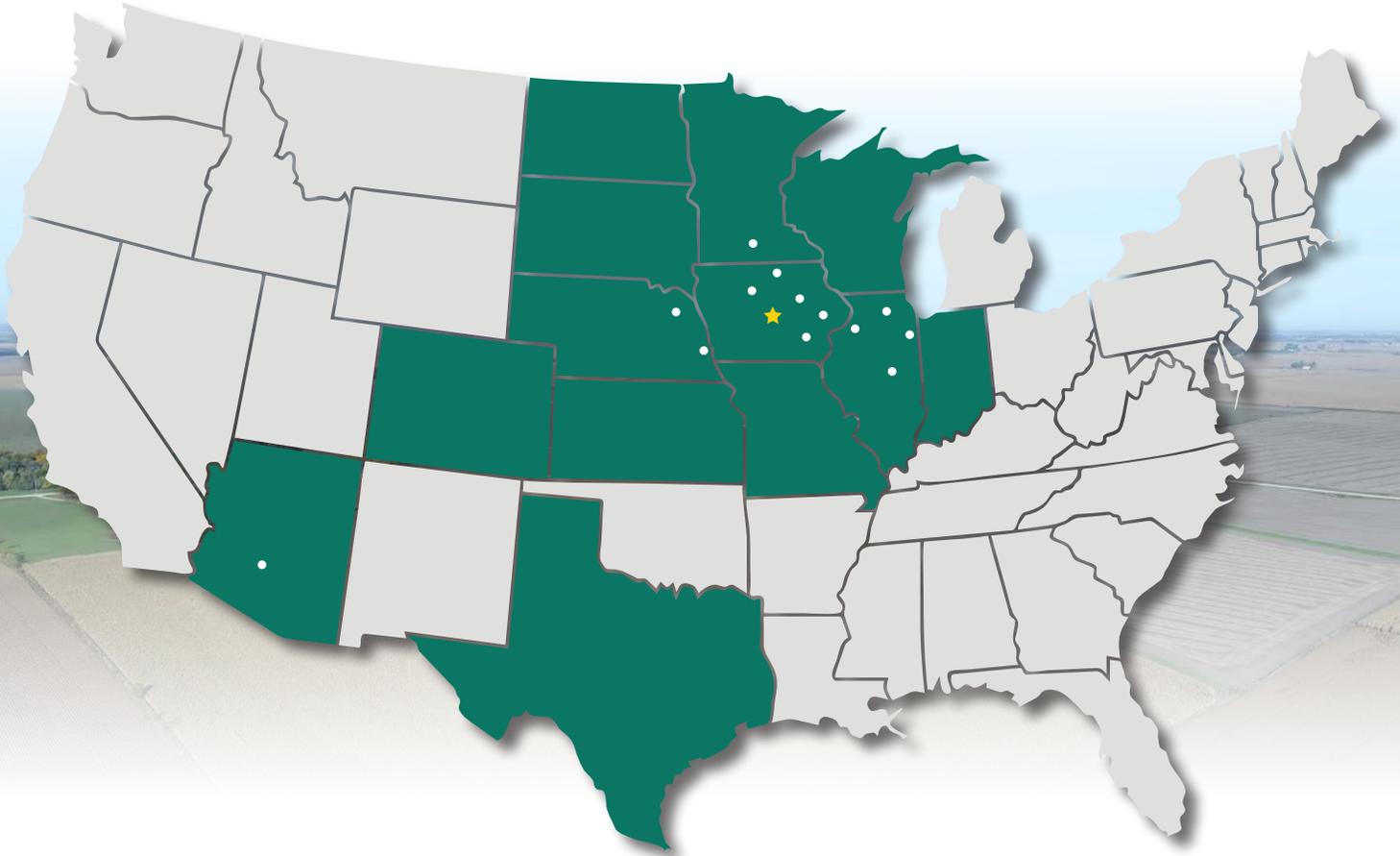
Southwest Corner Looking Northeast







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