

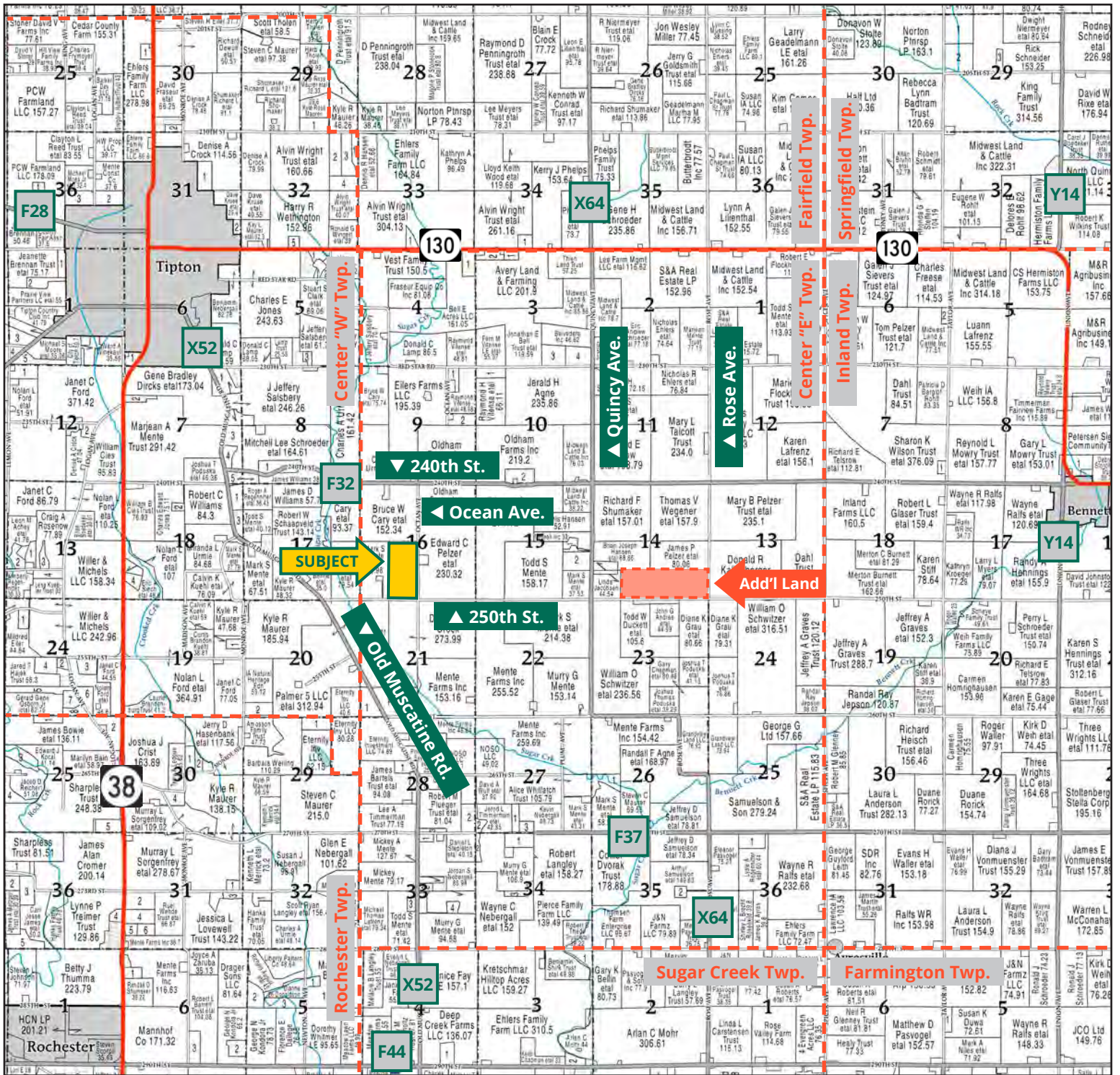
Wegener Family Farm



TROY LOUWAGIE, ALC
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319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

80.00 Acres, m/I
Cedar County, IA



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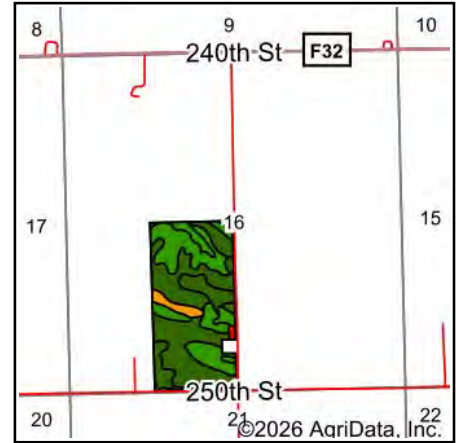
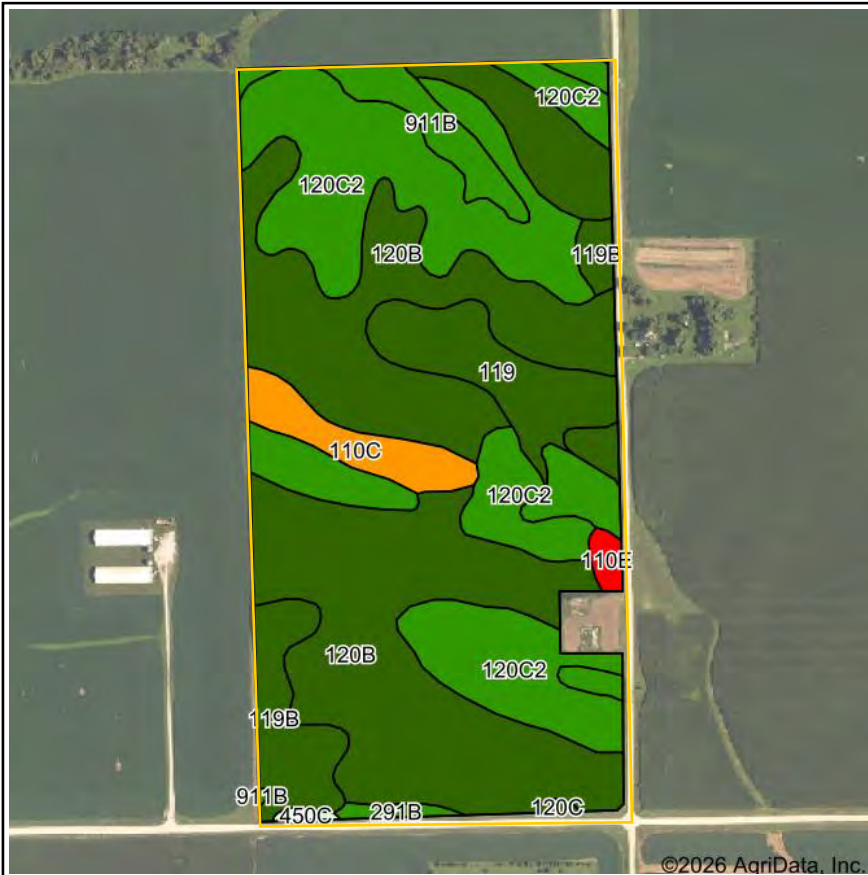
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FSA/Eff. Crop Acres: 76.57 | Soil Productivity: 90.00 CSR2



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State: **Iowa**
 County: **Cedar**
 Location: **16-80N-2W**
 Township: **Center**
 Acres: **76.57**
 Date: **6/17/2026**













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**
120B	Tama silty clay loam, 2 to 5 percent slopes	36.28	47.6%		Ile	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	20.80	27.2%		IIIe	87
911B	Colo-Ely complex, 0 to 5 percent slopes	6.54	8.5%		IIW	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	4.85	6.3%		IW	100
119B	Muscatine silty clay loam, 2 to 5 percent slopes	4.13	5.4%		Ile	95
110C	Lamont fine sandy loam, 2 to 9 percent slopes	2.78	3.6%		IIIe	47
110E	Lamont fine sandy loam, 9 to 18 percent slopes	0.48	0.6%		VIe	16
291B	Atterberry silt loam, 2 to 5 percent slopes	0.42	0.5%		Ile	85
450C	Pillot silt loam, 5 to 9 percent slopes	0.18	0.2%		IIIe	63
120C	Tama silty clay loam, 5 to 9 percent slopes	0.11	0.1%		IIIe	90
Weighted Average					2.27	90

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Tipton: 2½ miles southeast on Old Muscatine Rd. and ½ mile east on 250th St. The property is on the north side of the road.

Simple Legal

The E½ SW¼ of Section 16, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Address

1487 Ocean Ave
Tipton, IA 52772

Price & Terms

- \$1,380,000.00
- \$17,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$3,350.00
Gross Acres: 80.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$43.51

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 63, Tract 1766
FSA/Eff. Crop Acres: 76.57
Corn Base Acres: 14.11
Corn PLC Yield: 171 Bu.
Bean Base Acres: 14.19
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soil is Tama. CSR2 on the FSA/ Eff. crop acres is 90.00. 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 land is gently rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available.

Buildings/Improvements

There are some foundations of previous structures located in the southeast corner of the farm.

Water & Well Information

There is a well located at the previous building site. The status of the well is unknown.

Comments

This is a highly productive Cedar County farm with a 90.00 CSR2.

Additional Land for Sale

Seller has an additional tract of land for sale located east 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.

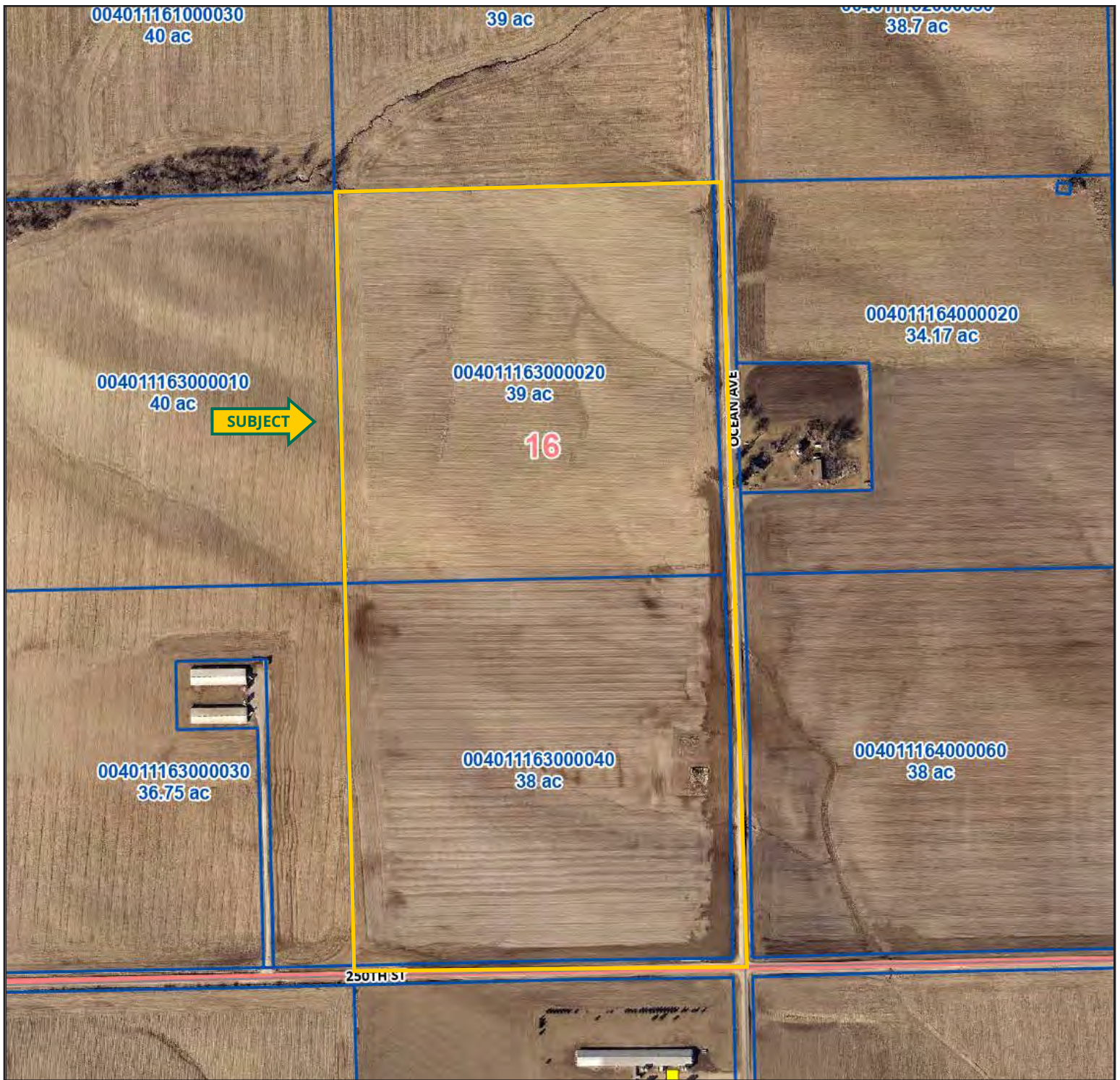
Northeast Corner Looking Southwest



Southeast Corner Looking Northwest

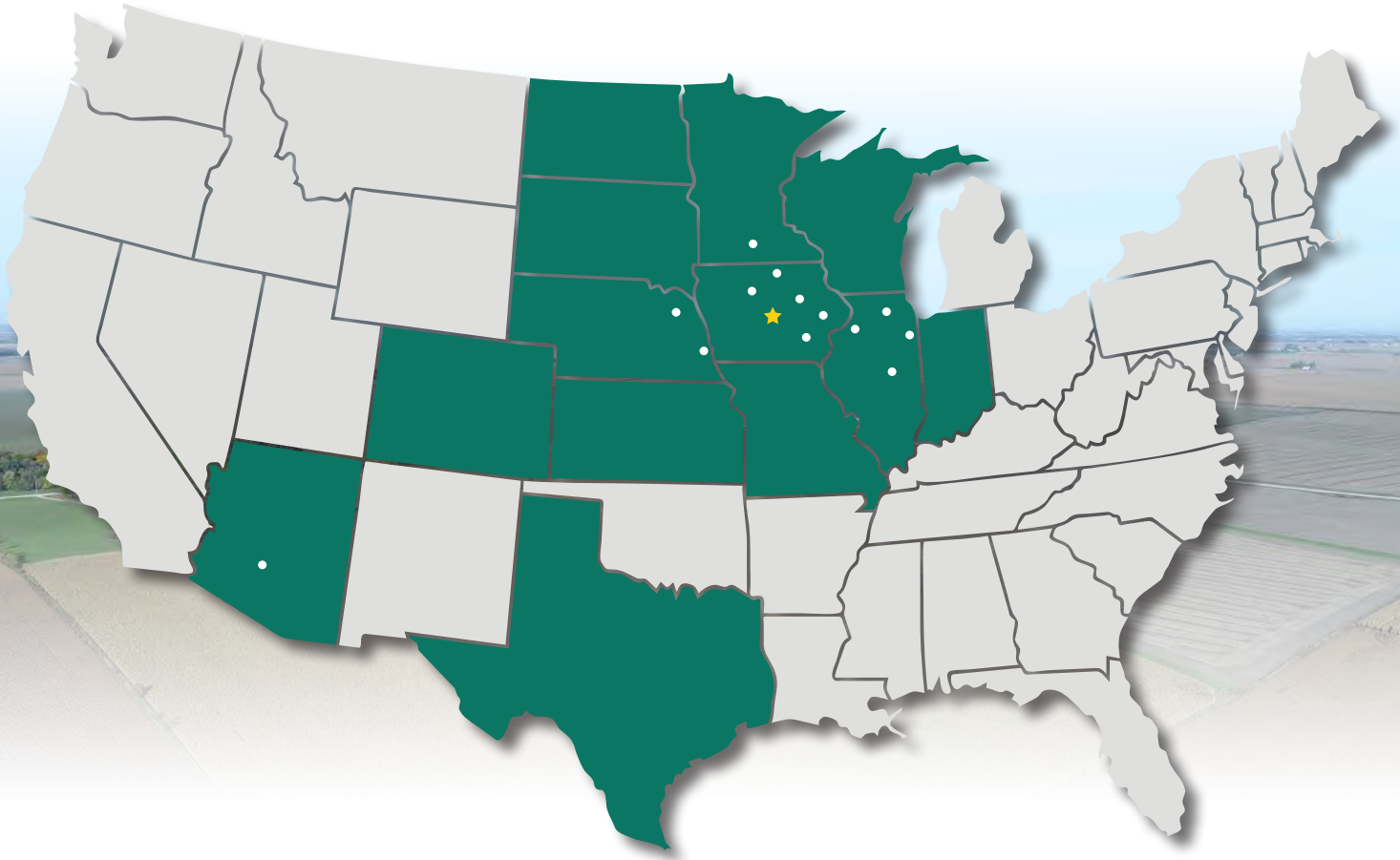








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