

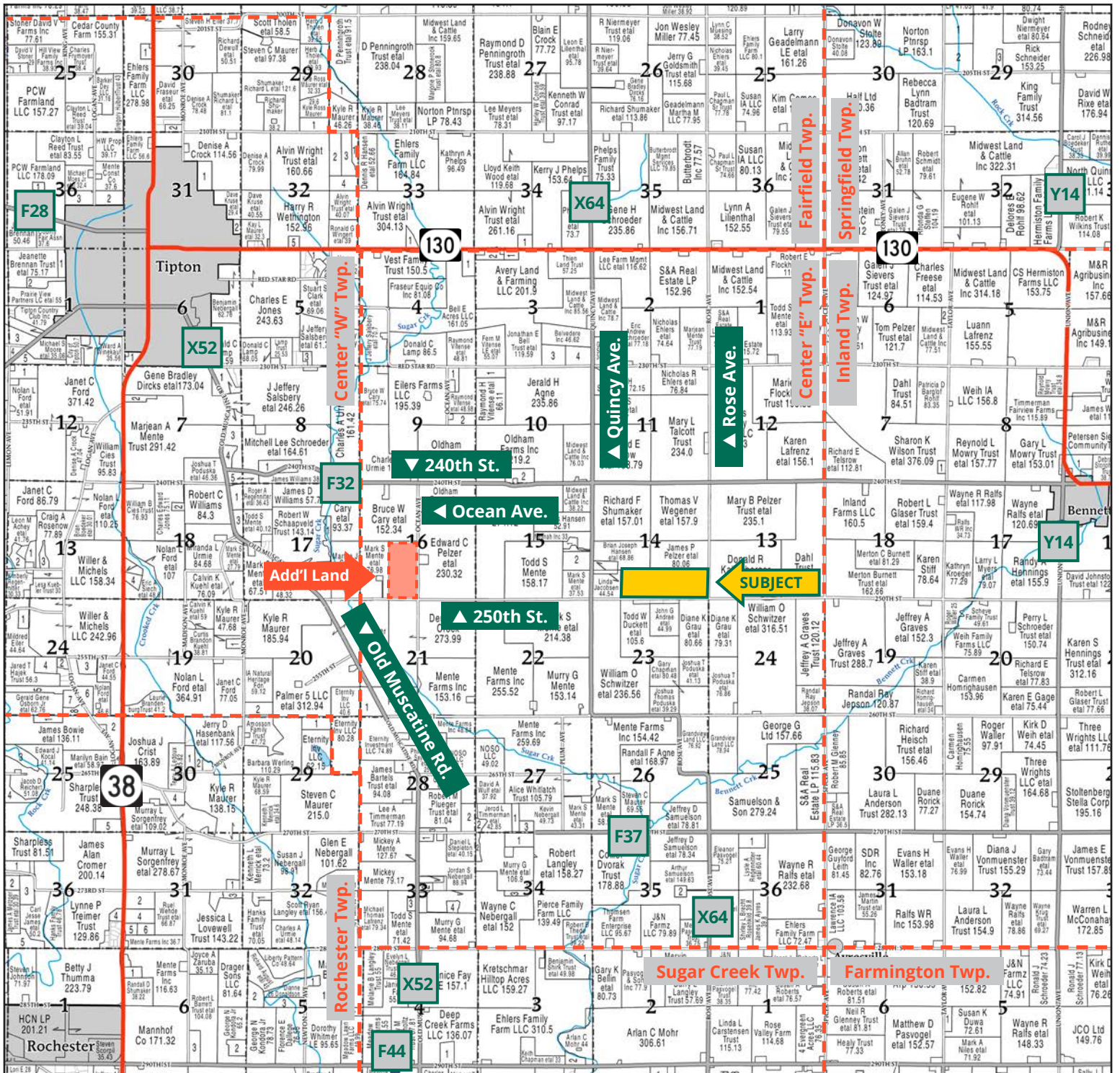
## Wegener Family Farm



**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag

**319.895.8858** | 102 Palisades Road  
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**120.00 Acres, m/l**  
**Cedar County, IA**

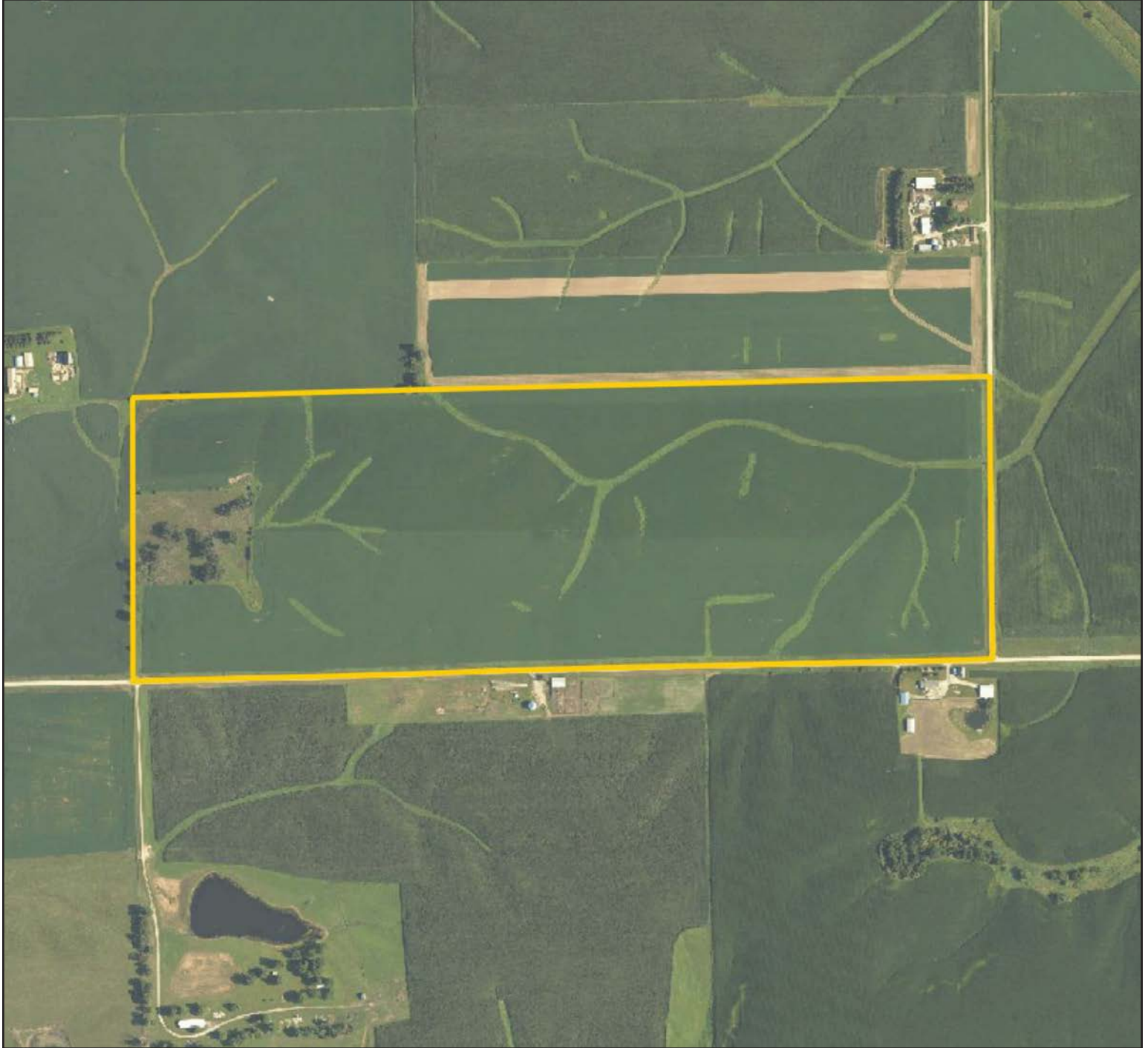


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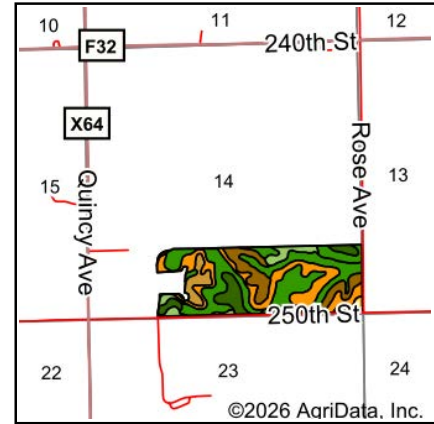
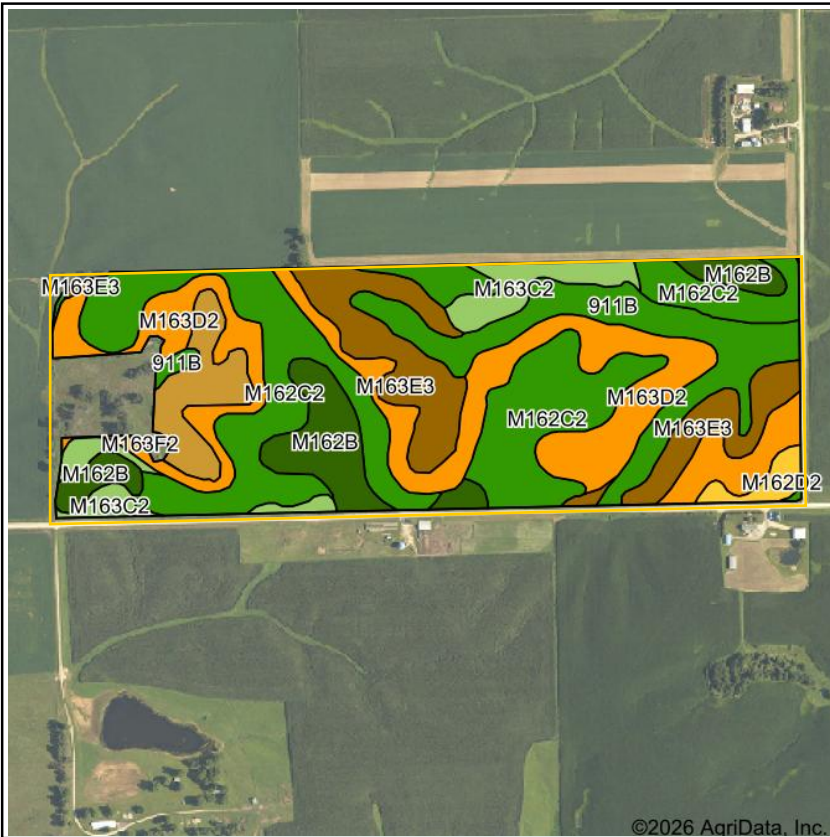
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FSA/Eff. Crop Acres: 112.10 | Soil Productivity: 65.10 CSR2



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State: **Iowa**  
 County: **Cedar**  
 Location: **14-80N-2W**  
 Township: **Center**  
 Acres: **112.1**  
 Date: **6/19/2026**



Maps Provided By:  
**surety**  
 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**
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	33.80	30.2%		IIIe	82
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	22.06	19.7%		IIIe	47
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	14.37	12.8%		VIe	29
911B	Colo-Ely complex, 0 to 5 percent slopes	14.01	12.5%		IIw	86
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	10.15	9.1%		Ile	90
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	6.55	5.8%		IIIe	76
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	5.63	5.0%		IVe	36
M163D3	Fayette silty clay loam, till plain, 9 to 14 percent slopes, severely eroded	3.85	3.4%		IVe	41
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.62	1.4%		IVe	57
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	0.06	0.1%		VIe	18
<b>Weighted Average</b>					<b>3.27</b>	<b>65.1</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

From Tipton: 3 miles east on IA-130 and 3 miles south on Quincy Ave and ¼ mile east on 250th St. The property is on the north side of the road.

### Simple Legal

S½ SE¼ and the SE¼ SW¼ of Section 14, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$1,470,000.00
- \$12,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2025-2026: \$3,110.00  
Gross Acres: 120.00  
Net Taxable Acres: 116.00  
Tax per Net Taxable Acre: \$26.81

### Lease Status

Farm is leased for the 2026 crop year.

### FSA Data

Farm 63, Tract 1768  
FSA/Eff. Crop Acres: 112.10  
Corn Base Acres: 20.73  
Corn PLC Yield: 171 Bu.  
Bean Base Acres: 20.84  
Bean PLC Yield: 48 Bu.

### Soil Types/Productivity

Primary soils are Downs, Fayette and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 65.10. 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 land is gently rolling.

### Drainage

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

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This productive Cedar County farm includes 112.10 acres of cropland with a 65.10 CSR2. An additional 6.99 acres of timber/pastures is located on the west side of the farm.

### Additional Land for Sale

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

Southeast Corner Looking Northwest



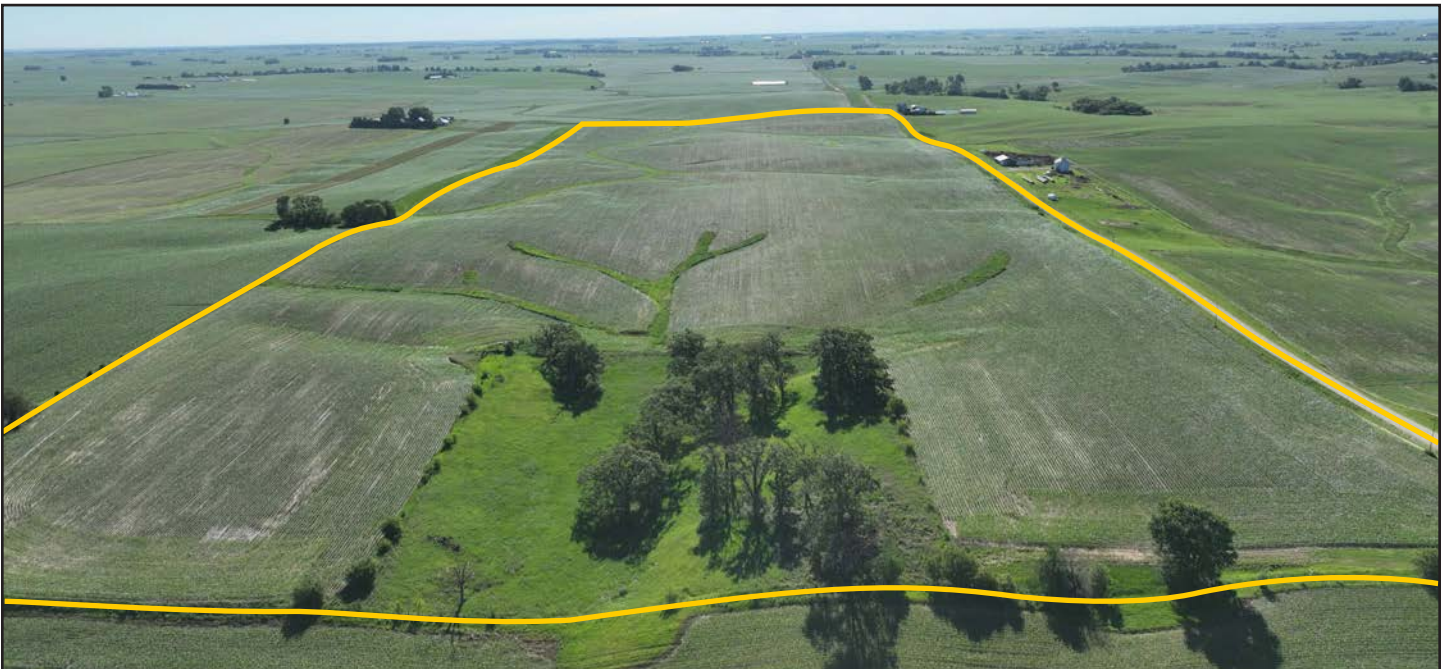
East Side Looking West

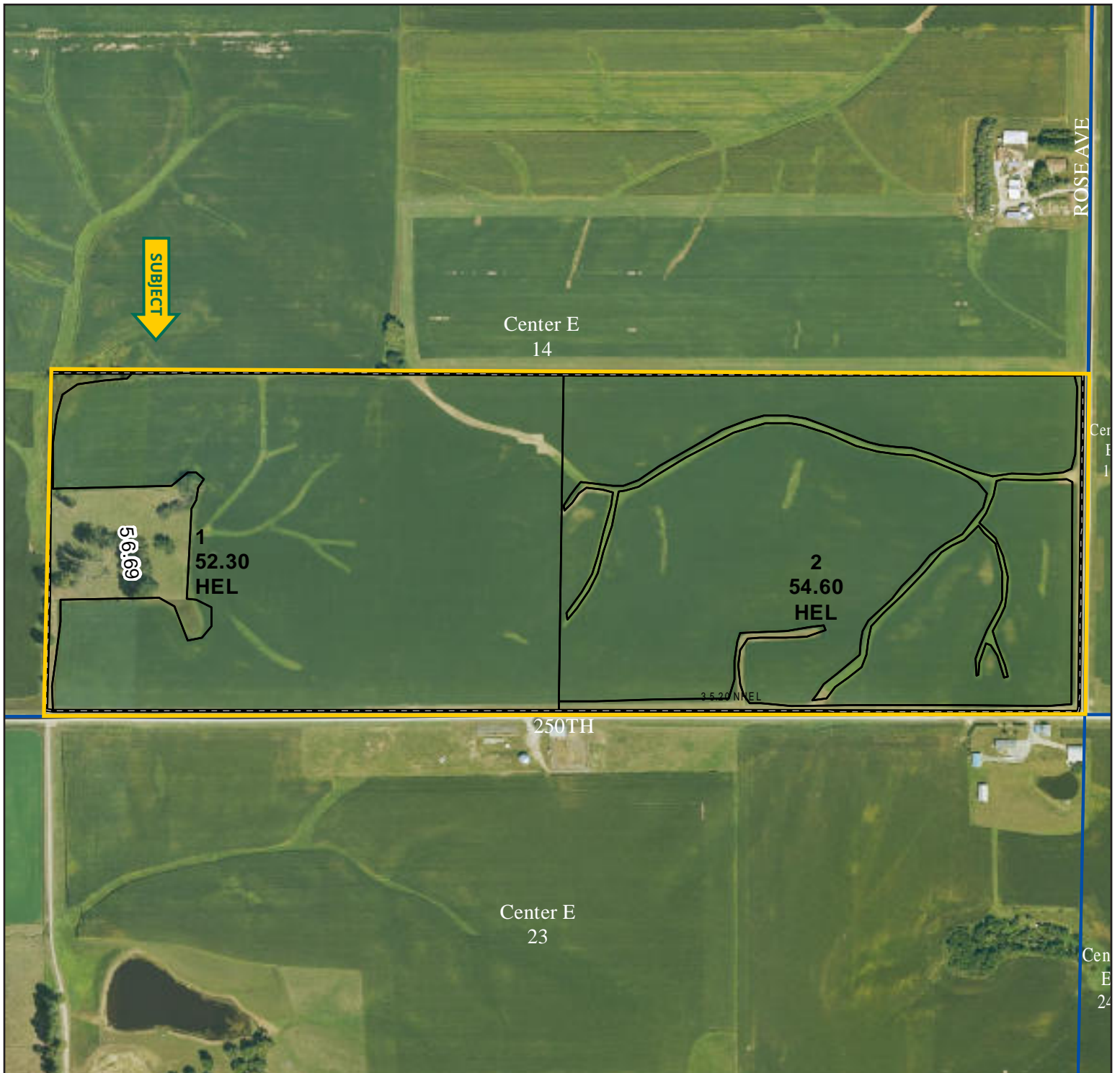


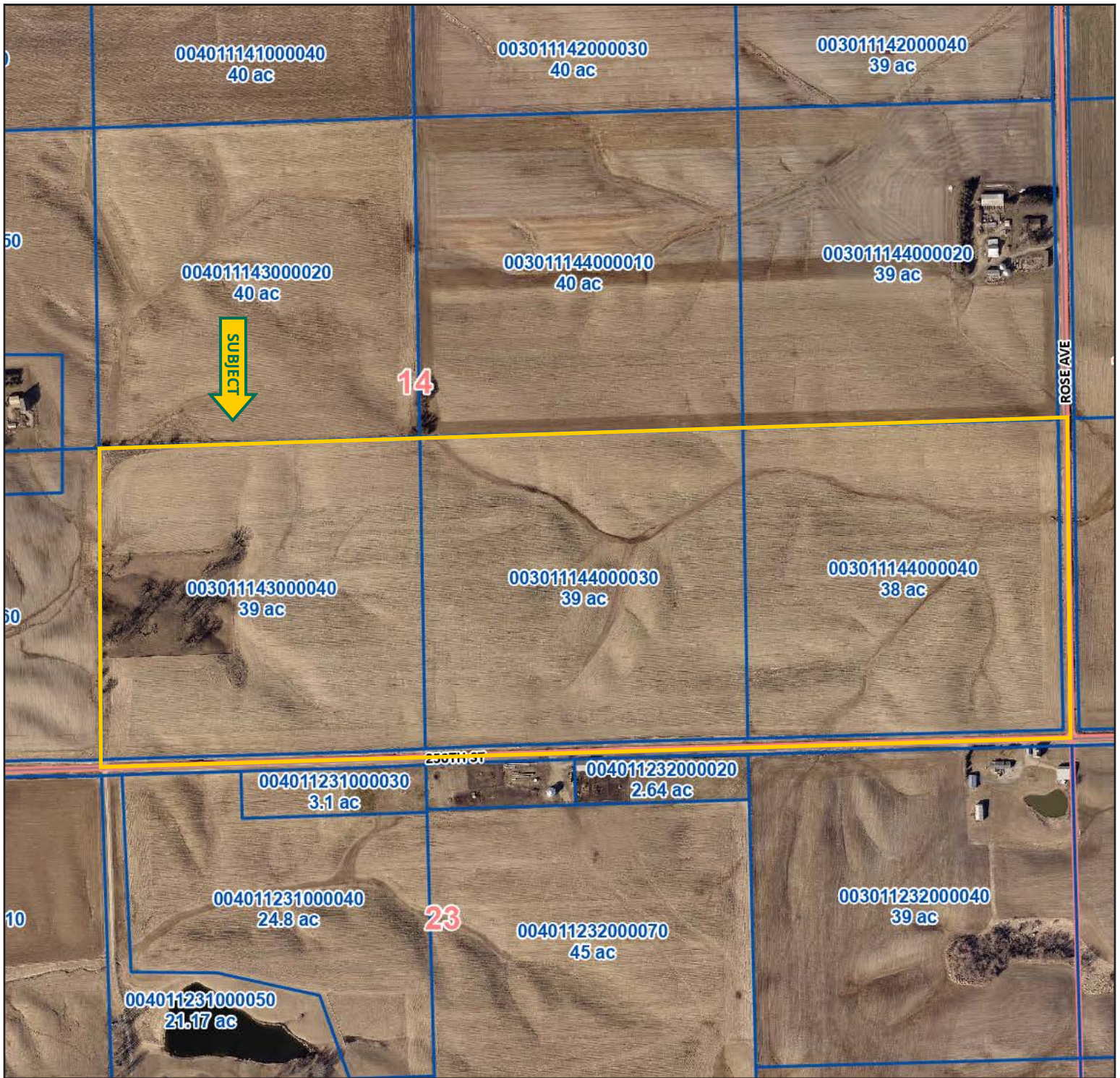
Northwest Corner Looking Southeast



West Side Looking East

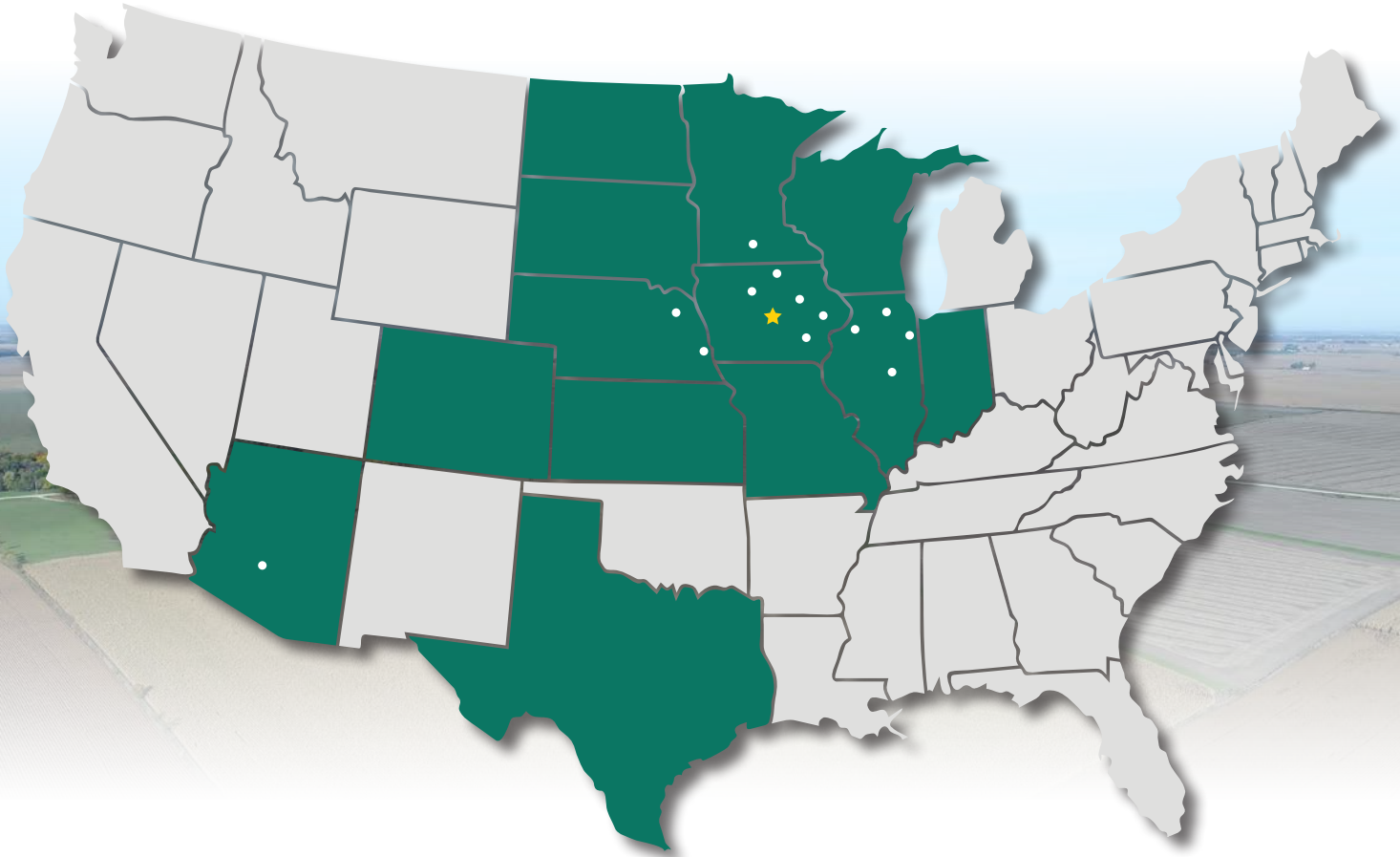








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