

George G., LTD. Farm



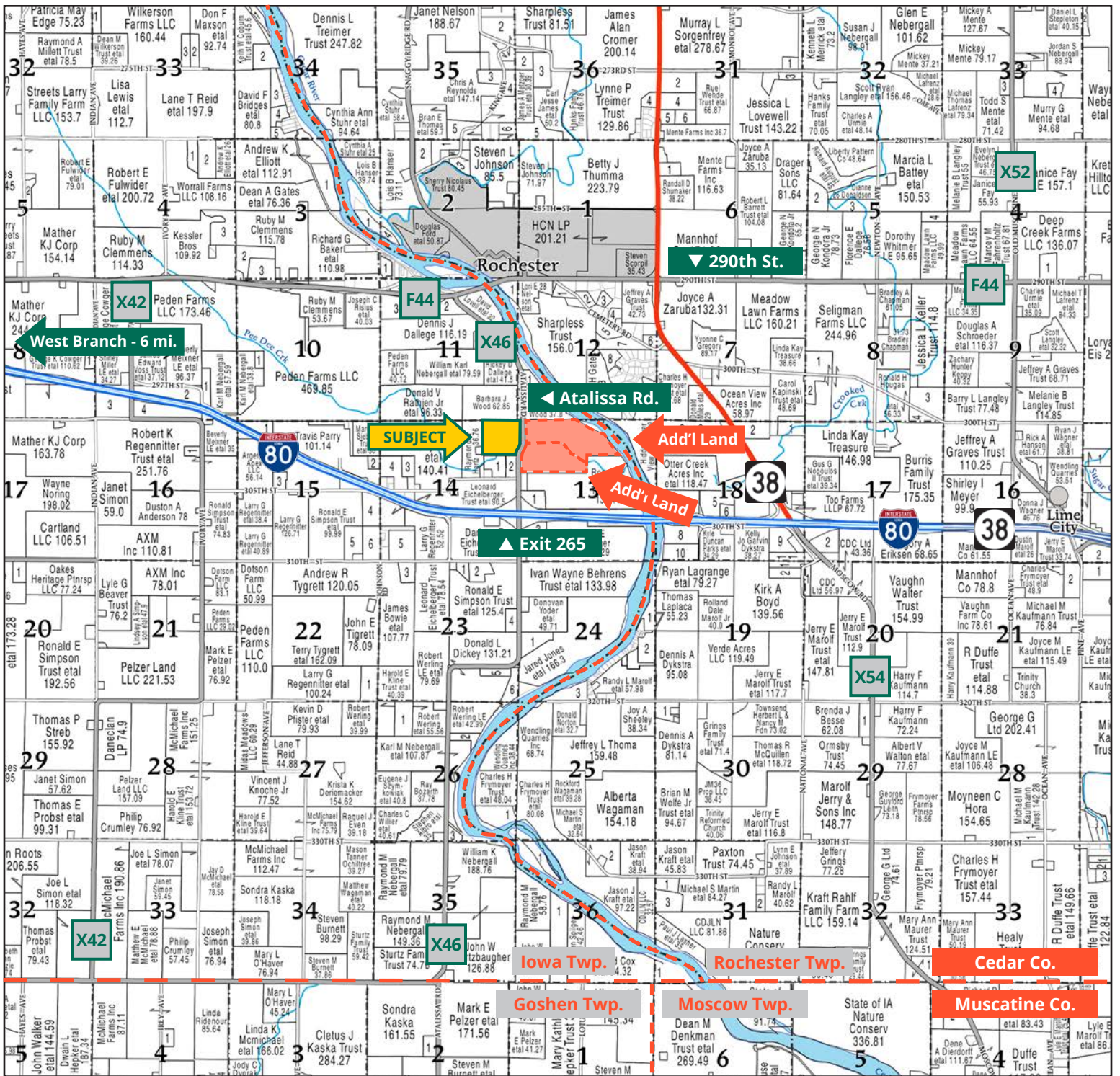
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

43.30 Acres, m/l
Cedar County, IA

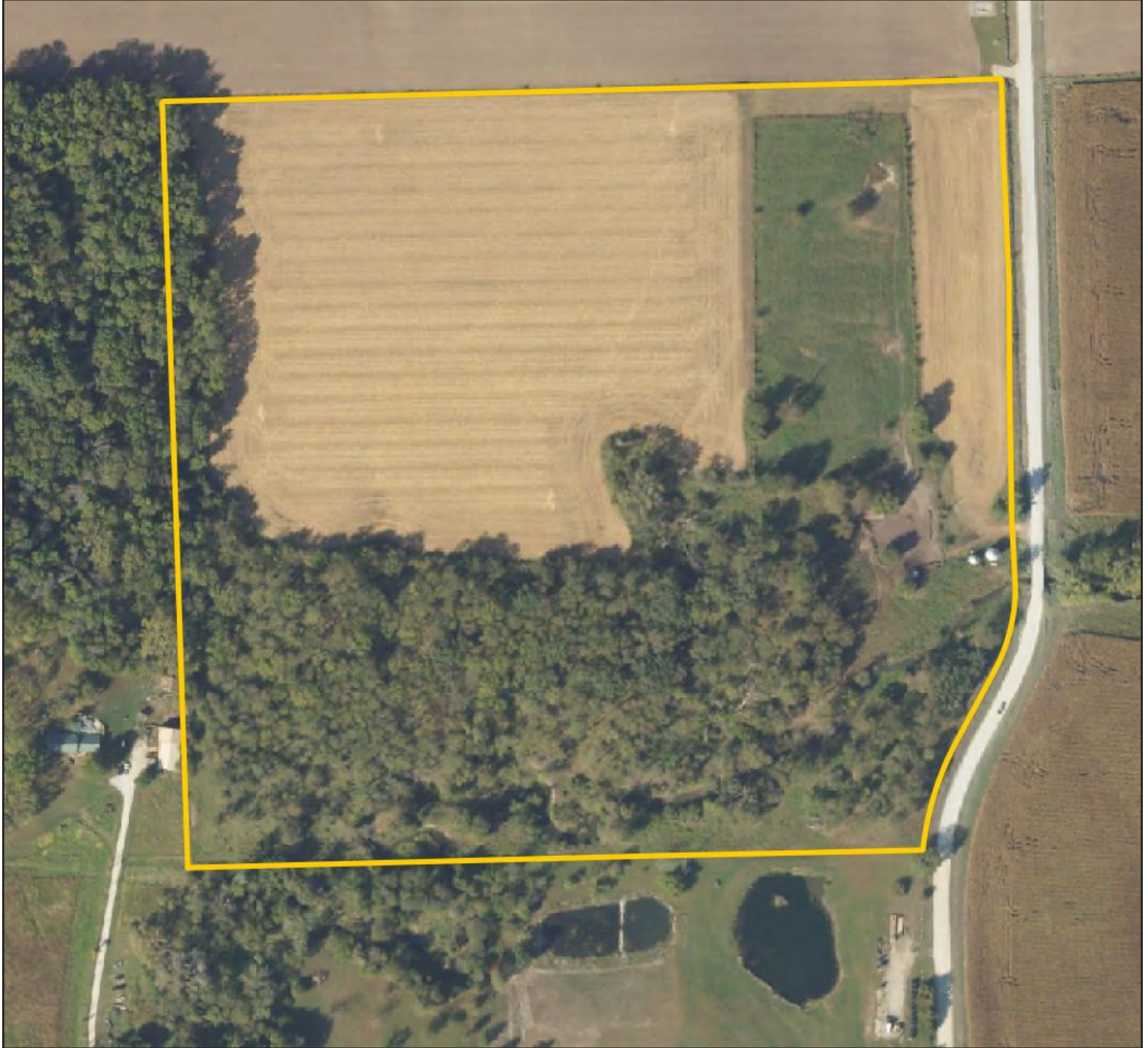


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FSA/Eff. Crop Acres: 18.10 | Forest Reserve Acres: 16.68 | Soil Productivity: 77.00 CSR2



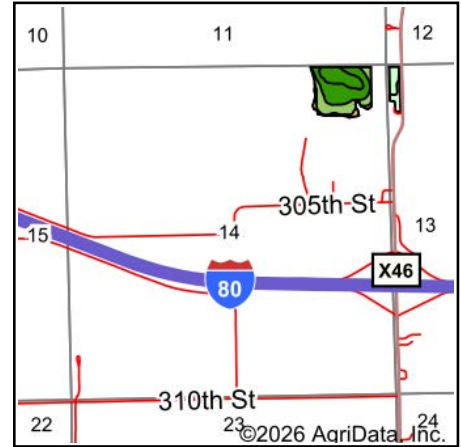
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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **14-79N-3W**
 Township: **Iowa**
 Acres: **18.1**
 Date: **6/3/2026**





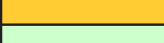



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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**
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	6.72	37.2%		Ile	84
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	4.56	25.2%		IIIle	76
160	Walford silt loam, 0 to 2 percent slopes	3.39	18.7%		IIw	82
450B	Pillot silt loam, 2 to 5 percent slopes	1.42	7.8%		Ile	66
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	1.04	5.7%		IIIle	50
177	Saude loam, 0 to 2 percent slopes	0.97	5.4%		IIIs	60
Weighted Average					2.31	77

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From West Branch: 10 miles east on I-80. At Exit 265, ½ mile north on Atalissa Rd. The property is west of the road.

Simple Legal

The NE¼ NE¼ of Section 14, and that part of the NW¼ of Section 13 lying west of the road, all in Township 79 North, Range 3 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Address

2015 Atalissa Rd.
Atalissa, Iowa 52720

Price & Terms

- \$389,700.00
- \$9,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$901.00*
Net Acres: 43.30*

Forest Reserve Acres: 16.68

Net Taxable Acres: 27.50*

**Taxes estimated pending tax parcel split. Cedar County Treasurer/Assessor will determine final tax figures.*

Lease Status

Farm is leased for the 2026 crop year.

FSA Data

Farm 1000, Part of Tract 1387

FSA/Eff. Crop Acres: 18.10

Corn Base Acres: 14.10*

Corn PLC Yield: 147 Bu.

Bean Base Acres: 3.63*

Bean PLC Yield: 53 Bu.

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

Soil Types/Productivity

Primary soils are Fayette and Walford. CSR2 on the FSA/Eff. crop acres is 77.00. 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 farm is gently rolling to rolling.

Drainage

Drainage is natural.

Buildings/Improvements

Improvements include an older 26' x 36' pole-frame cattle shed, along with two steel grain bins, an 18' x 17' bin built in 1980 and a 15' x 10' bin built in 1969.

Water & Well Information

The well is located at the building site.

Comments

This is a nice Cedar County farm with a mixture of productive cropland, rolling timber/pasture and creek. This would make a attractive rural home site located just north of I-80.

Additional Land for Sale

Seller has two additional tracts 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.

Building Site



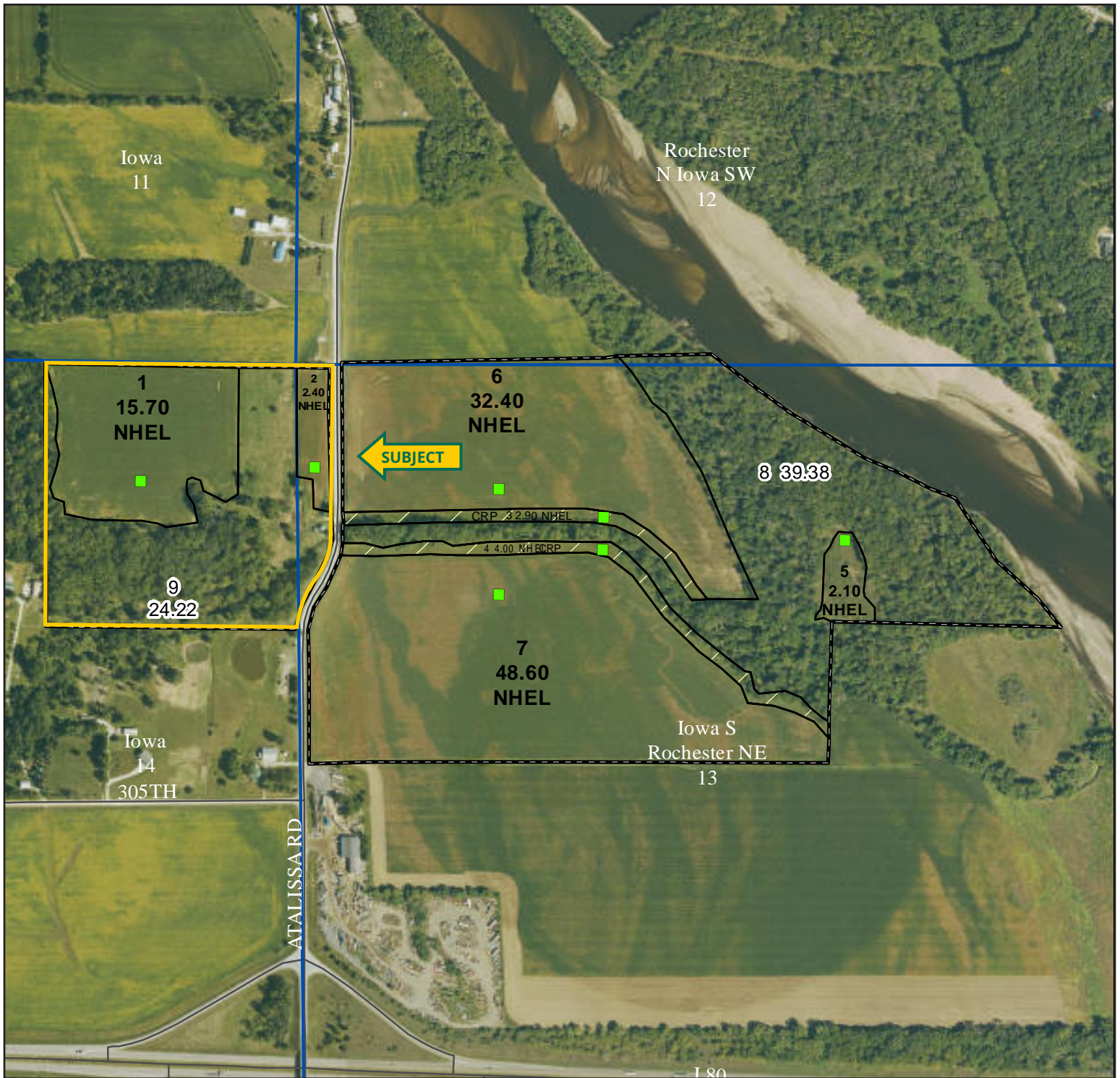
Southeast Corner Looking Northwest



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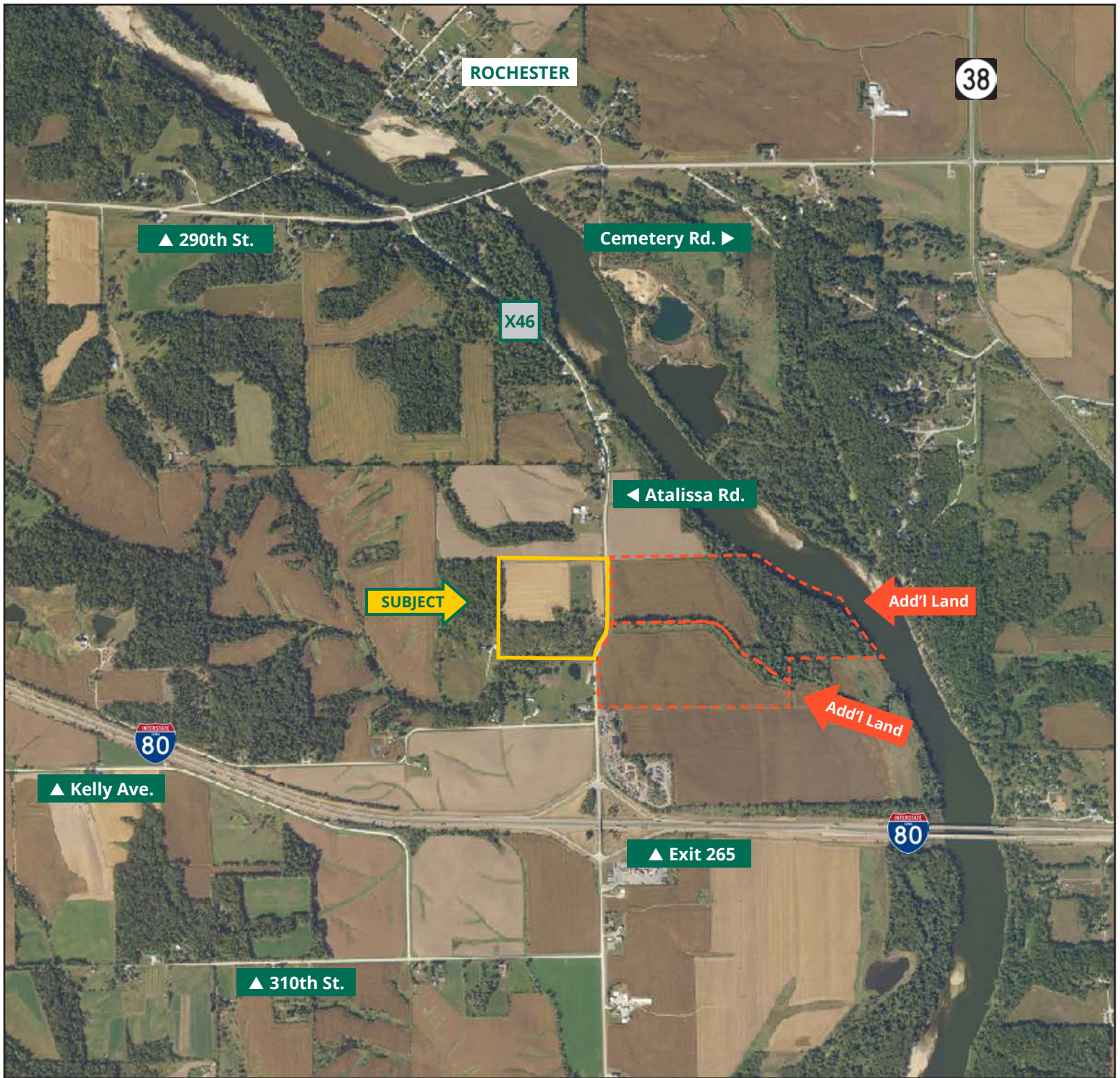
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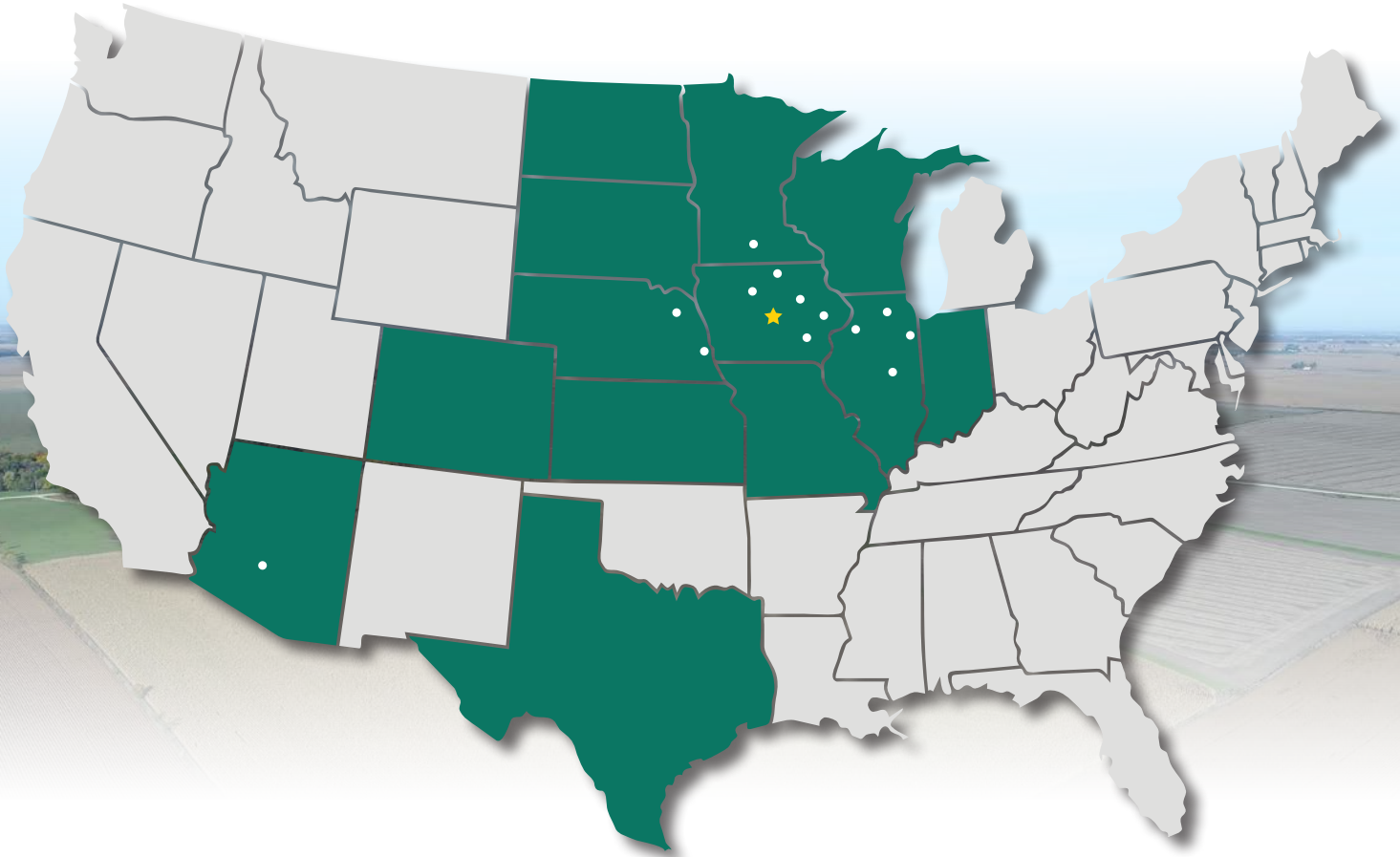


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