

George G., LTD. Farm



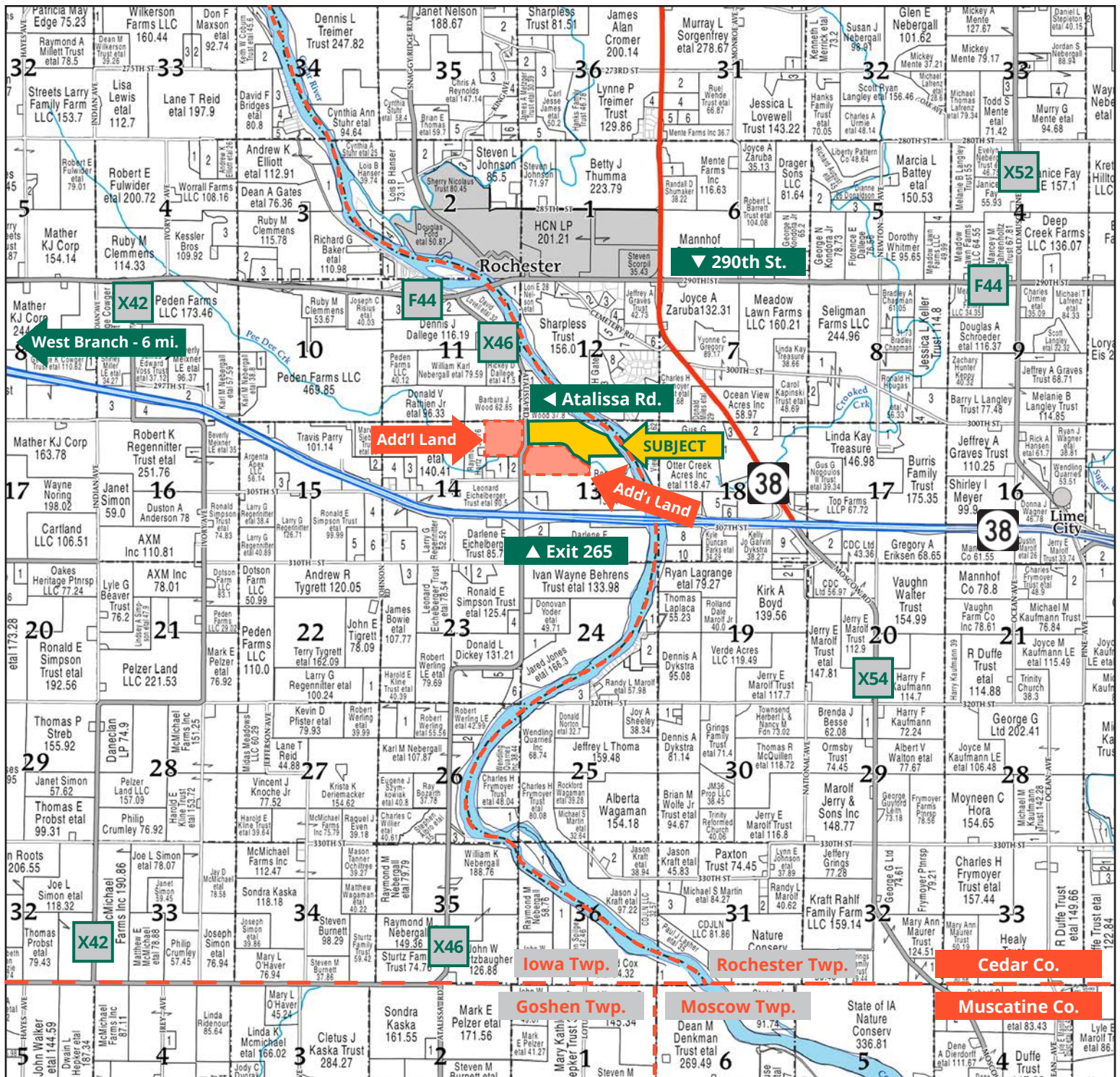
RYAN KAY, AFM, ALC
Licensed Salesperson in IA
319.826.5715
RyanK@Hertz.ag



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

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

77.16 Acres, m/l
Cedar County, IA



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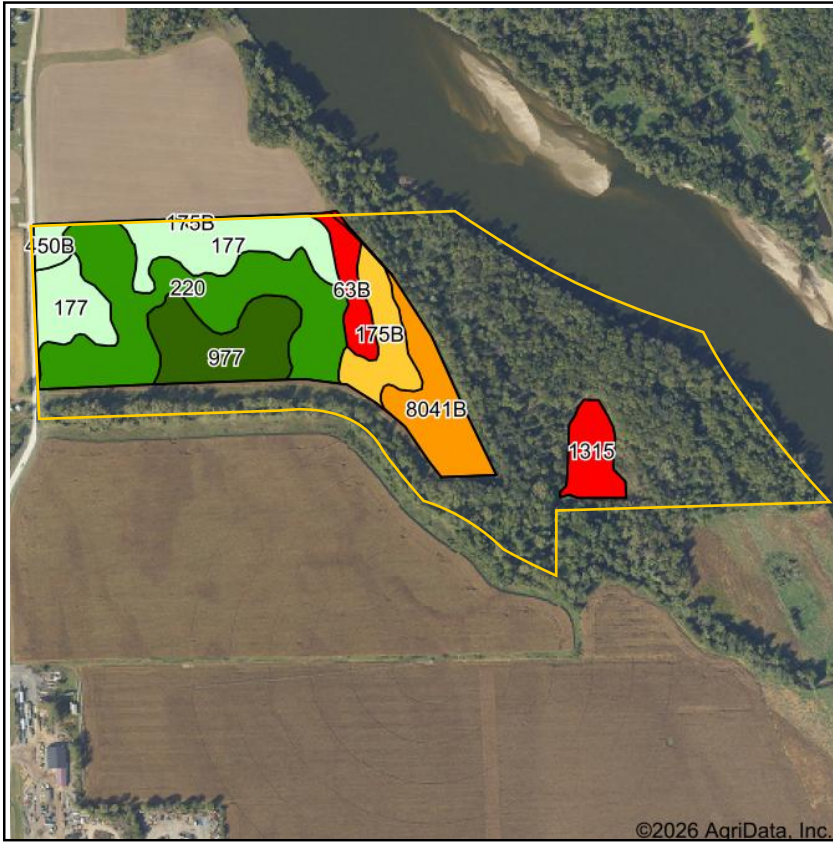
FSA/Eff. Crop Acres: 34.50 | 2.90 CRP Acres | Forest Reserve Acres: 37.22 | Soil Productivity: 64.40 CSR2



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State: **Iowa**
 County: **Cedar**
 Location: **13-79N-3W**
 Township: **Iowa**
 Acres: **34.5**
 Date: **6/3/2026**



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	Irr Class *c	CSR2**
220	Nodaway silt loam, 0 to 2 percent slopes, occasionally flooded	11.10	32.2%		Ilw	Ilw	82
177	Saude loam, 0 to 2 percent slopes	7.15	20.7%		Ils		60
977	Richwood silt loam, 0 to 2 percent slopes	4.87	14.1%		I		99
8041B	Sparta loamy sand, terrace, 2 to 5 percent slopes, rarely flooded	4.06	11.8%		IVs	Ile	43
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.79	8.1%		Ille		50
1315	Perks-Spillville complex, 0 to 2 percent slopes, channeled, frequently flooded	2.18	6.3%		Vw		5
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.69	4.9%		IVs		19
450B	Pillot silt loam, 2 to 5 percent slopes	0.66	1.9%		Ile		66
Weighted Average					2.46	*-	64.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From West Branch: 10 miles east on I-80. At Exit 265, ¾ mile north on Atalissa Rd. The property is east of the road.

Simple Legal

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

Price & Terms

- \$597,990.00
- \$7,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,315.00*
 Net Acres: 77.16*
 Forest Reserve Acres: 37.22
 Net Taxable Acres: 39.94*
 Tax per Net Taxable Acre: \$32.92*

**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: 34.50
 CRP Acres: 2.90
 Corn Base Acres: 26.86*
 Corn PLC Yield: 147 Bu.
 Bean Base Acres: 6.92*
 Bean PLC Yield: 53 Bu.

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

CRP Contracts

There are 2.90 acres enrolled in a CP-21 contract that pays \$909.00 annually and expires September 30, 2031.

Soil Types/Productivity

Primary soils are Nodaway, Saude and Richwood. CSR2 on the FSA/Eff. crop acres is 64.40. 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

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is an attractive recreational farm with a mixture of income producing property and timber along the Cedar River.

Additional Land for Sale

Seller has two additional tracts of land for sale located west and south 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



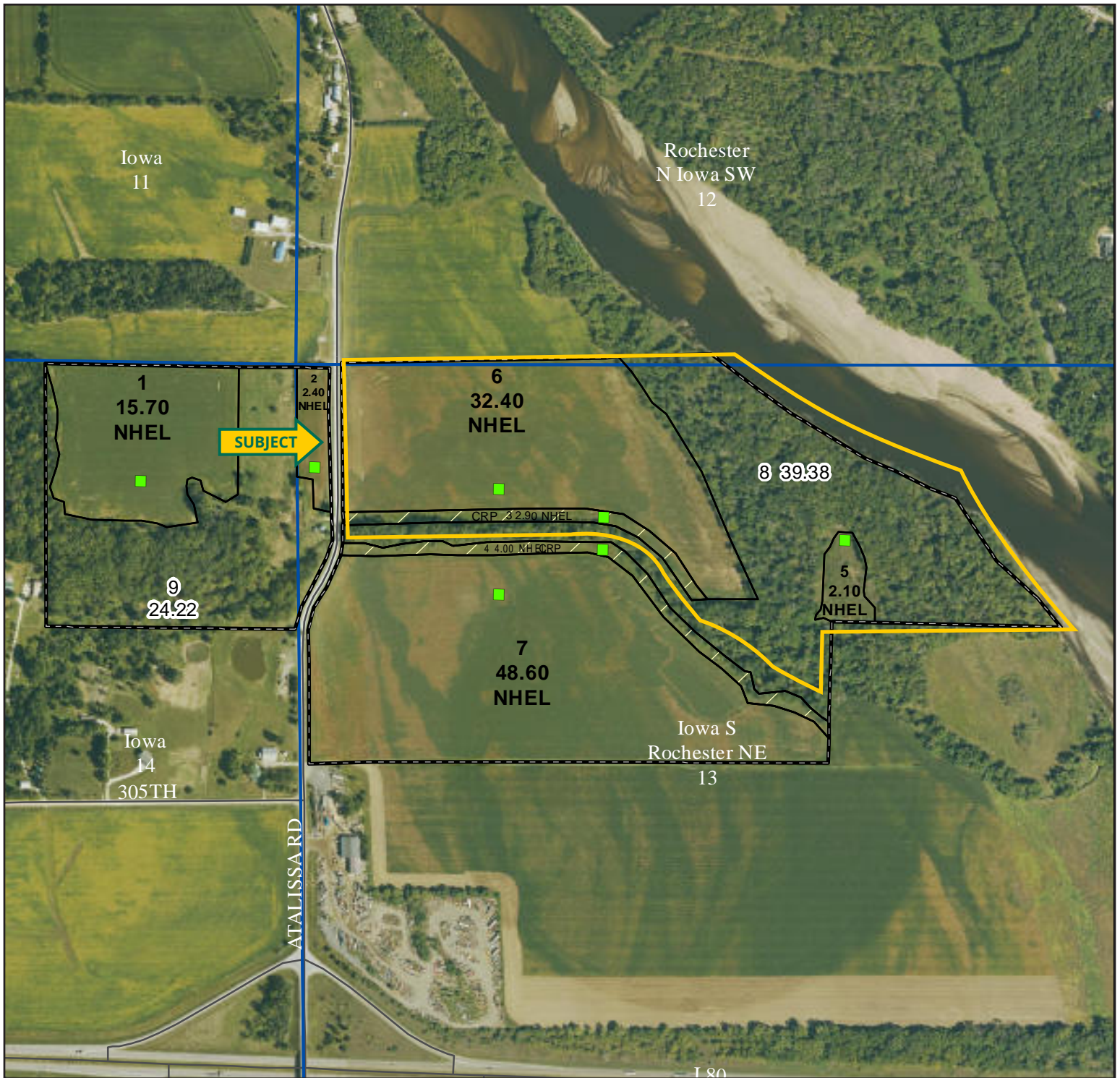
East Side Looking West



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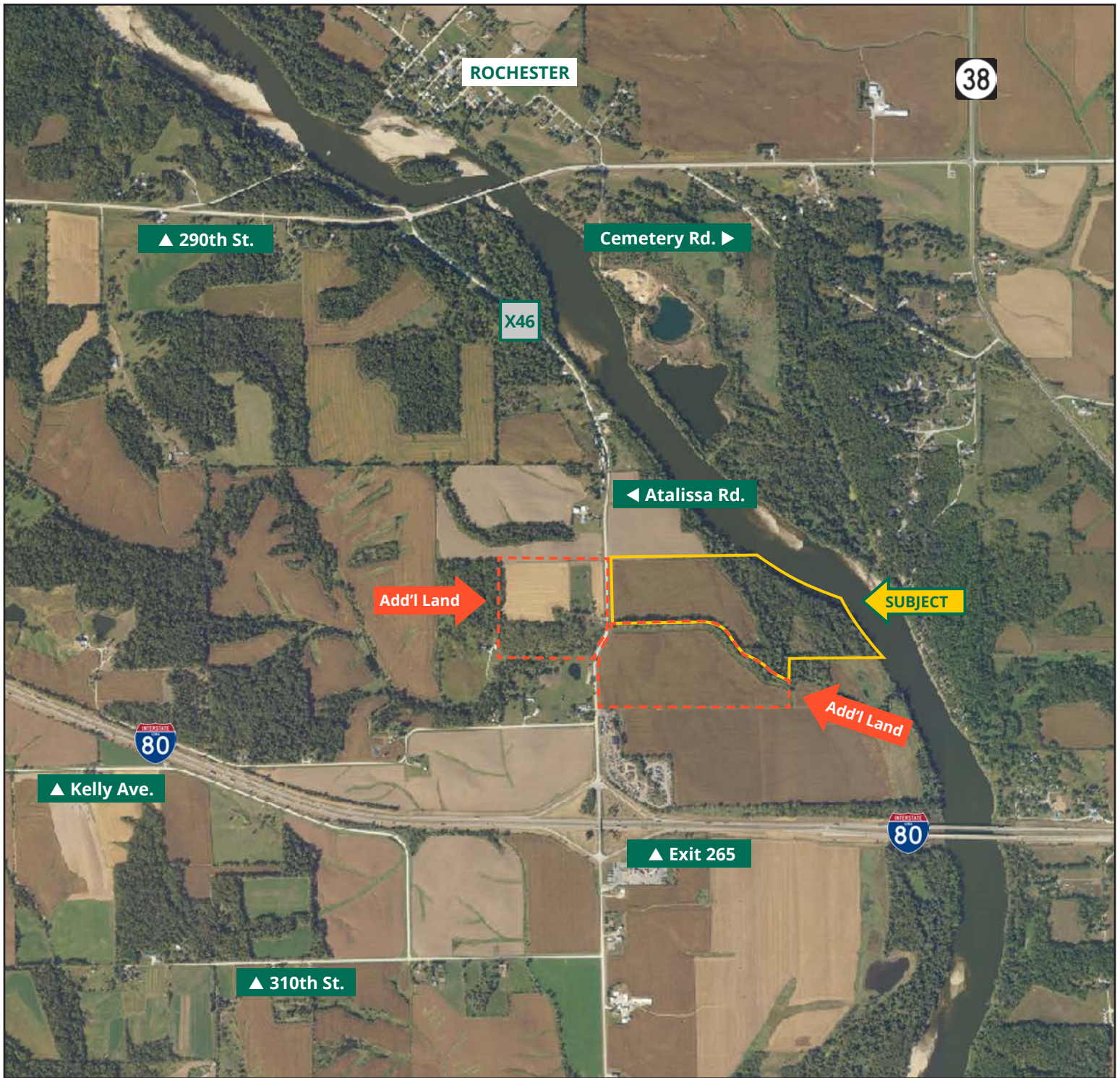
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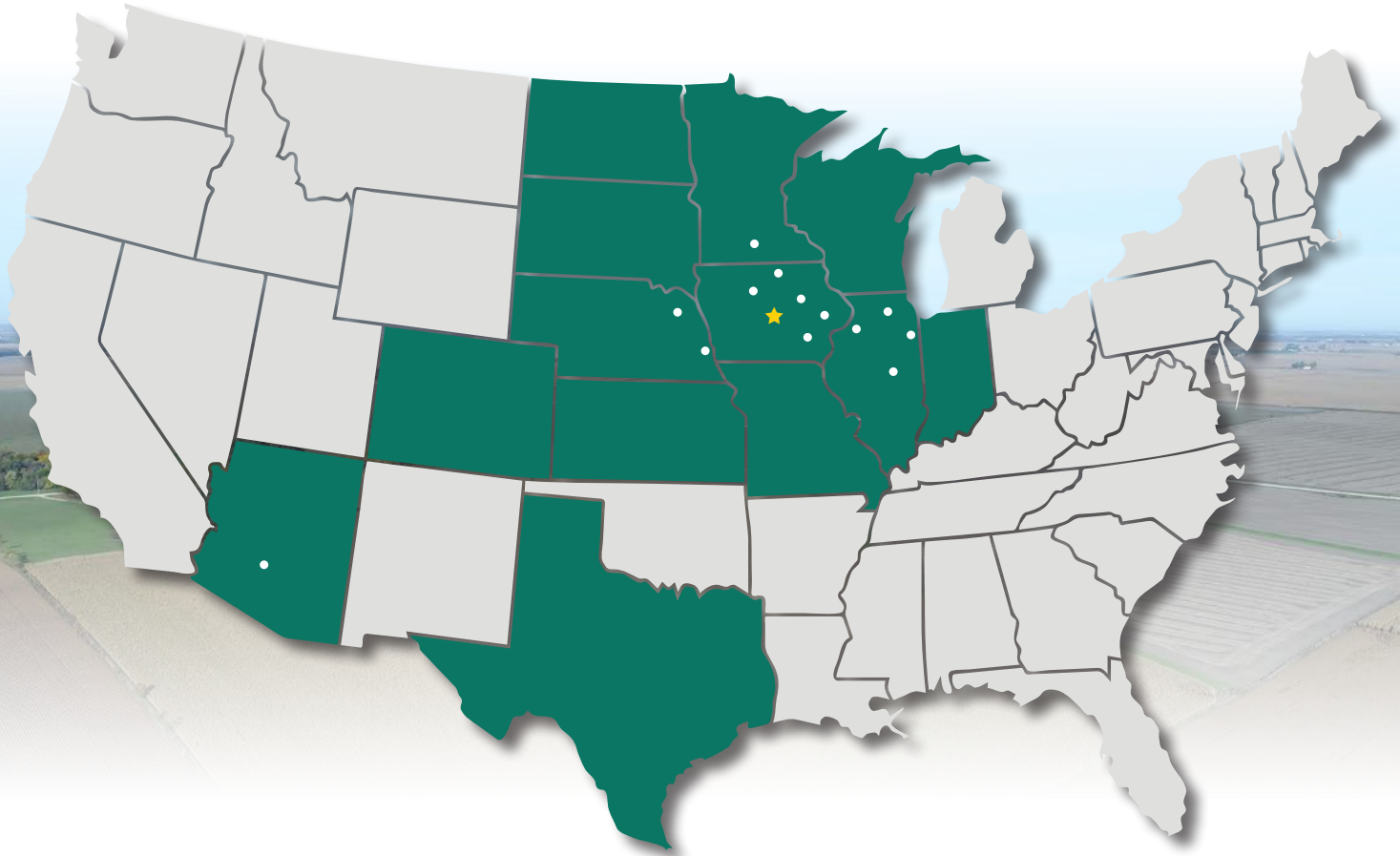


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