



LAND FOR SALE

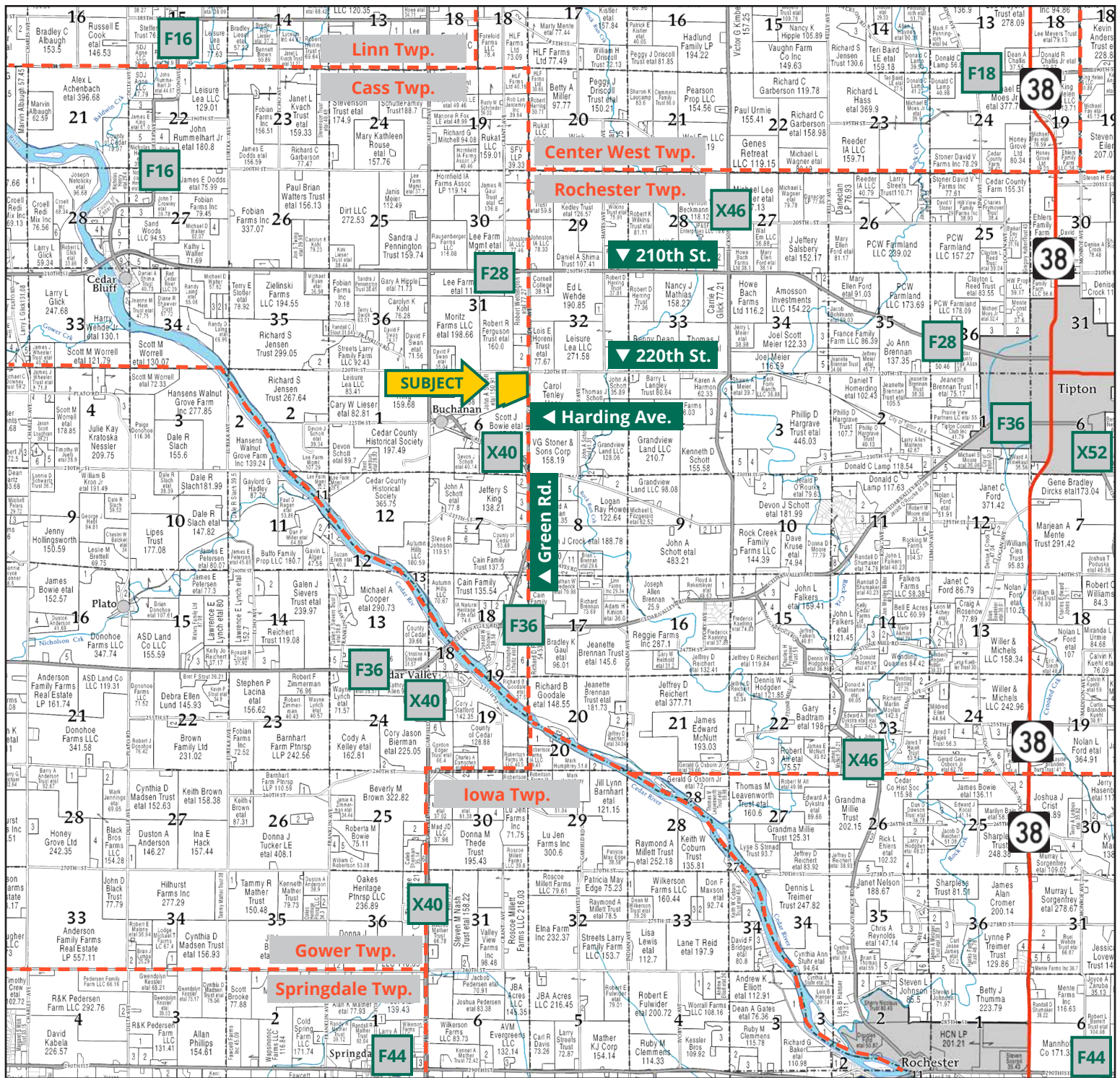
Rummelhart Farm



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

59.49 Acres, m/l
Cedar County, IA

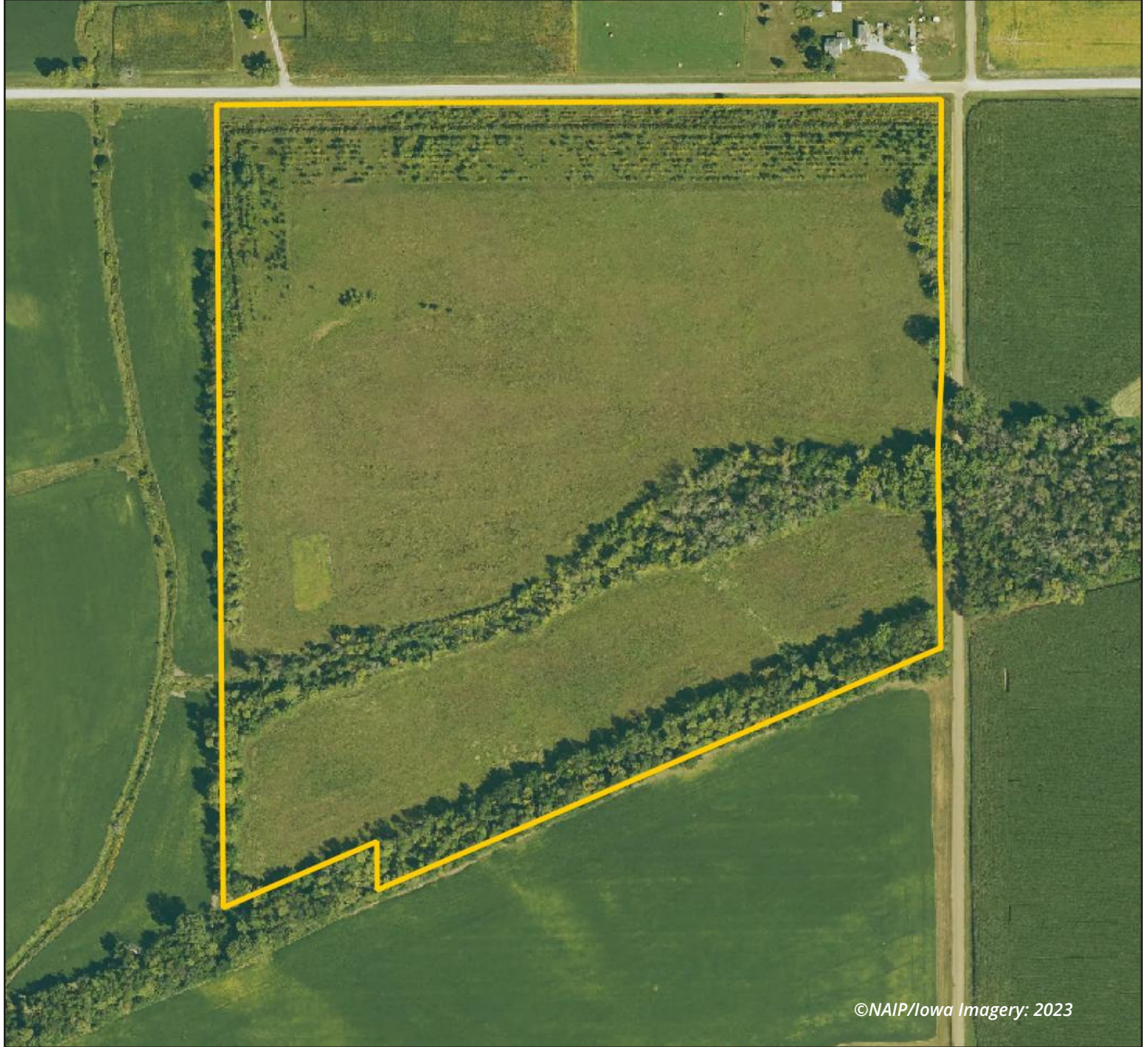


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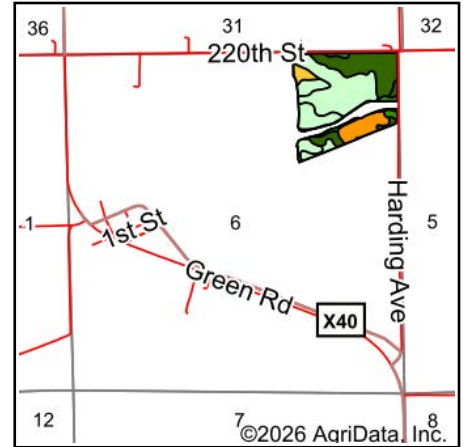
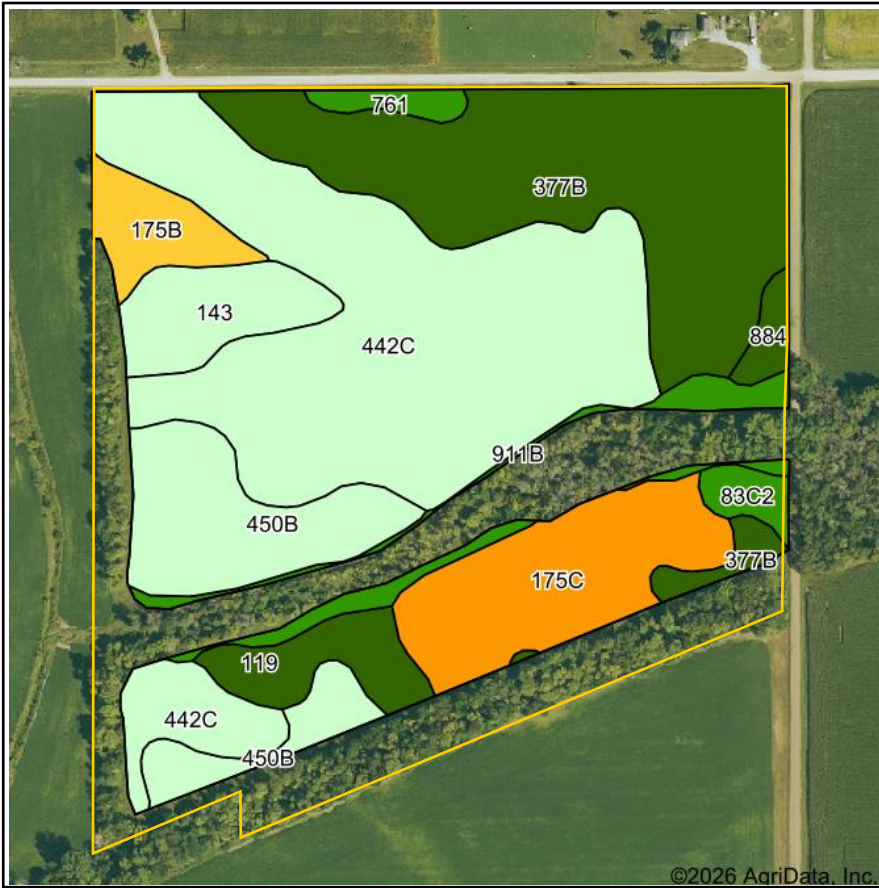
FSA/Eff. Crop Acres: 8.00 | CRP Acres: 39.80 | Soil Productivity: 72.10 CSR2



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State: **Iowa**
County: **Cedar**
Location: **6-80N-3W**
Township: **Cass**
Acres: **47.8**
Date: **8/12/2026**



Maps Provided By:



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**
442C	Dickinson-Tama complex, 5 to 9 percent slopes	17.54	36.7%		IIIe	64
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	11.45	24.0%		Ile	94
450B	Pillot silt loam, 2 to 5 percent slopes	5.16	10.8%		Ile	66
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	4.90	10.3%		IIIe	45
143	Brady sandy loam, 1 to 3 percent slopes	2.21	4.6%		IIw	69
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.76	3.7%		Iw	100
911B	Colo-Ely complex, 0 to 5 percent slopes	1.65	3.5%		IIw	86
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.55	3.2%		IIIe	50
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.59	1.2%		IIIe	84
884	Klingmore silty clay loam, 1 to 3 percent slopes	0.50	1.0%		Iw	95
761	Franklin silt loam, 1 to 3 percent slopes	0.49	1.0%		Iw	85
Weighted Average					2.46	72.1

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

Location

From Tipton: 4½ miles west on 210th St. and 1 mile south on Harding Ave. The property is located southwest of the intersection with 220th St.

Simple Legal

Lot A and the 100 foot railroad right of way on Lot A in the NE¼ of Section 6, Township 80 North, Range 3 West of the Fifth P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$505,665.00
- \$8,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$1,952.00
Net Taxable Acres: 59.49
Tax per Net Taxable Acre: \$32.81

FSA Data

Farm 5376, Tract 8224
FSA/Eff. Crop Acres: 8.00*
CRP Acres: 39.80
Corn Base Acres: 8.00
Corn PLC Yield: 132 Bu.
**FSA/Eff. crop acres are not currently in production.*

CRP Contracts

There are two CRP contracts on this farm. There are 6.80 acres enrolled in a CP-21 contract that pays \$229.56/acre, \$1,561.00 annually, and expires September 30, 2033. There are 33.00 acres enrolled in a CP-38E-25 contract that pays \$168.00/acre, \$5,544.00 annually, and expires September 30, 2035.

Soil Types/Productivity

Primary soils are Dickinson-Tama, Dinsdale and Pilot. CSR2 on the combined FSA/Eff. crop acres and CRP acres is 72.10. 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.

Buildings/Improvements

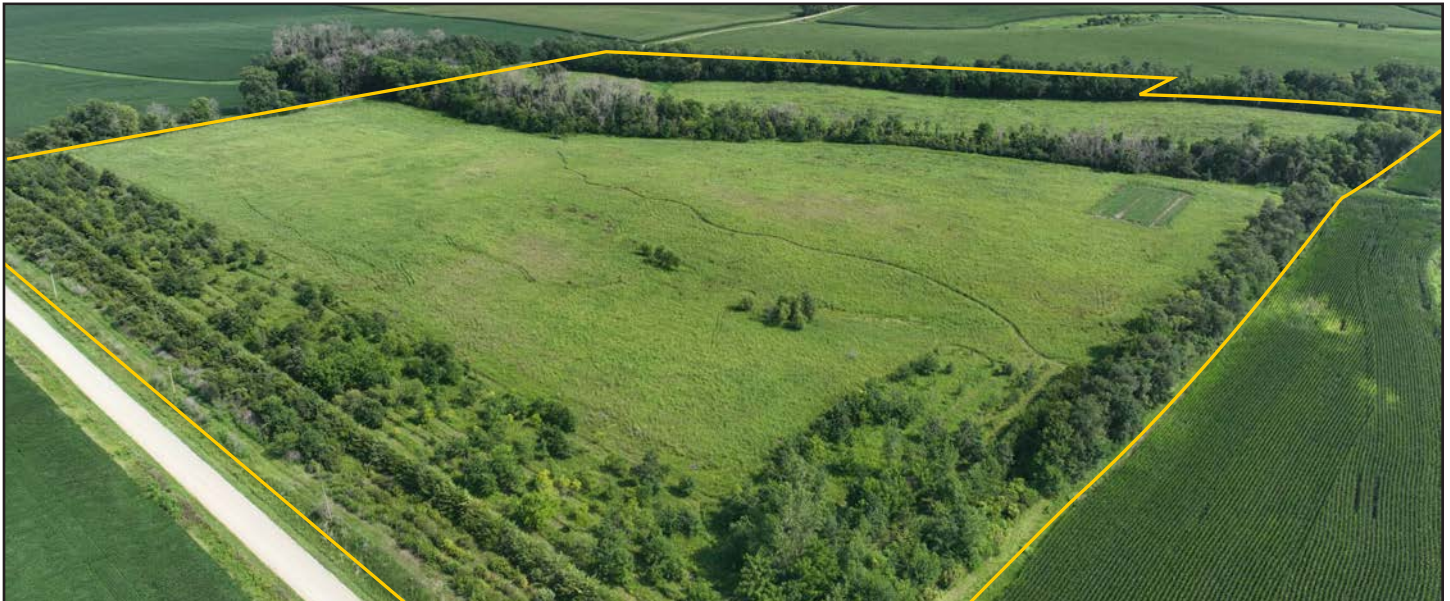
None.

Water & Well Information

None.

Comments

This is an attractive recreational farm located nine miles south of Mechanicsville, Iowa. The property offers good income from CRP and provides excellent recreational opportunities. An abundance of deer, pheasants, and other wildlife inhabit the farm and surrounding area. This property has potential as a future building site with space for a pond at the west end of the creek.



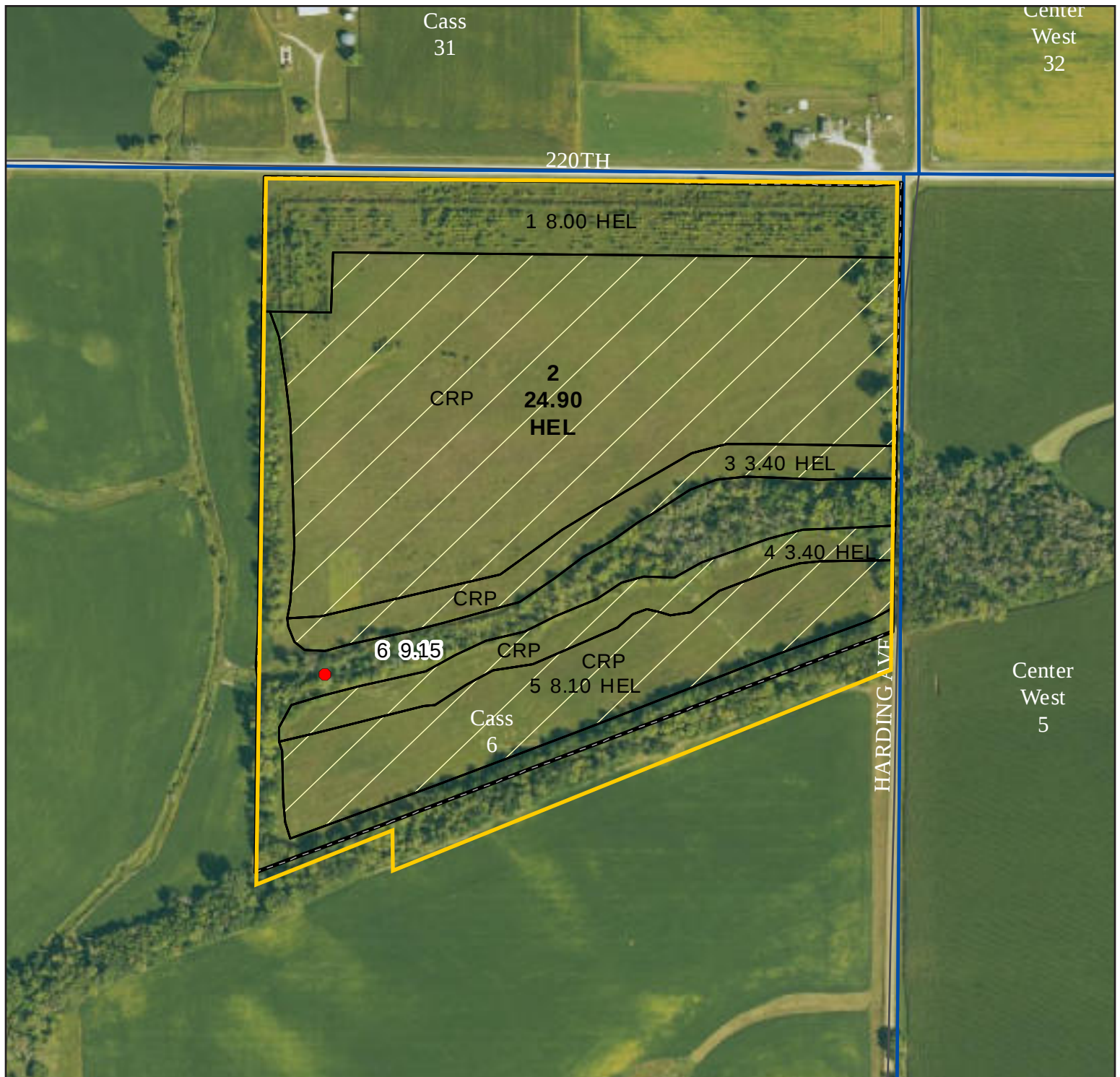
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

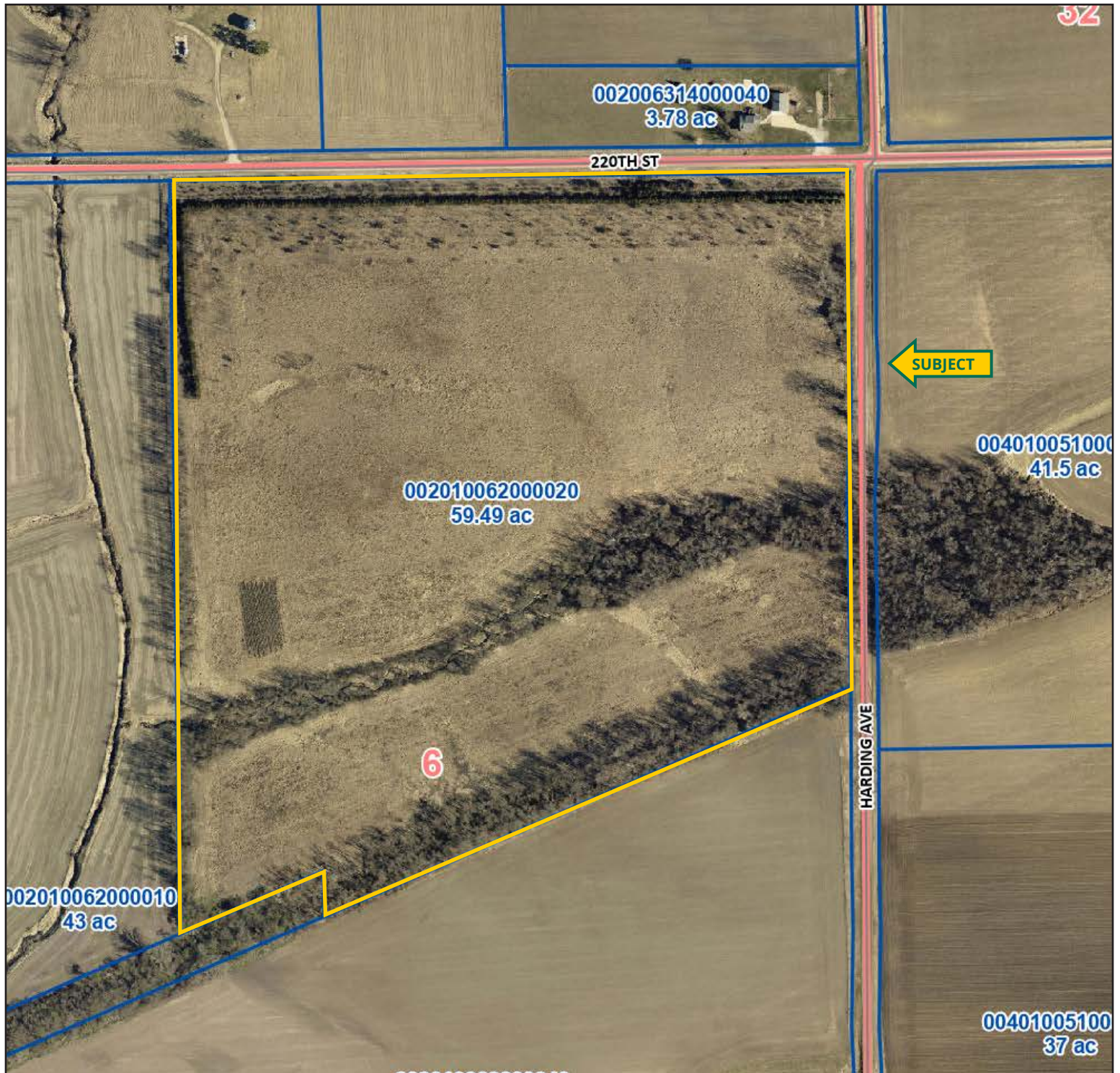
Southwest Corner Looking Northeast



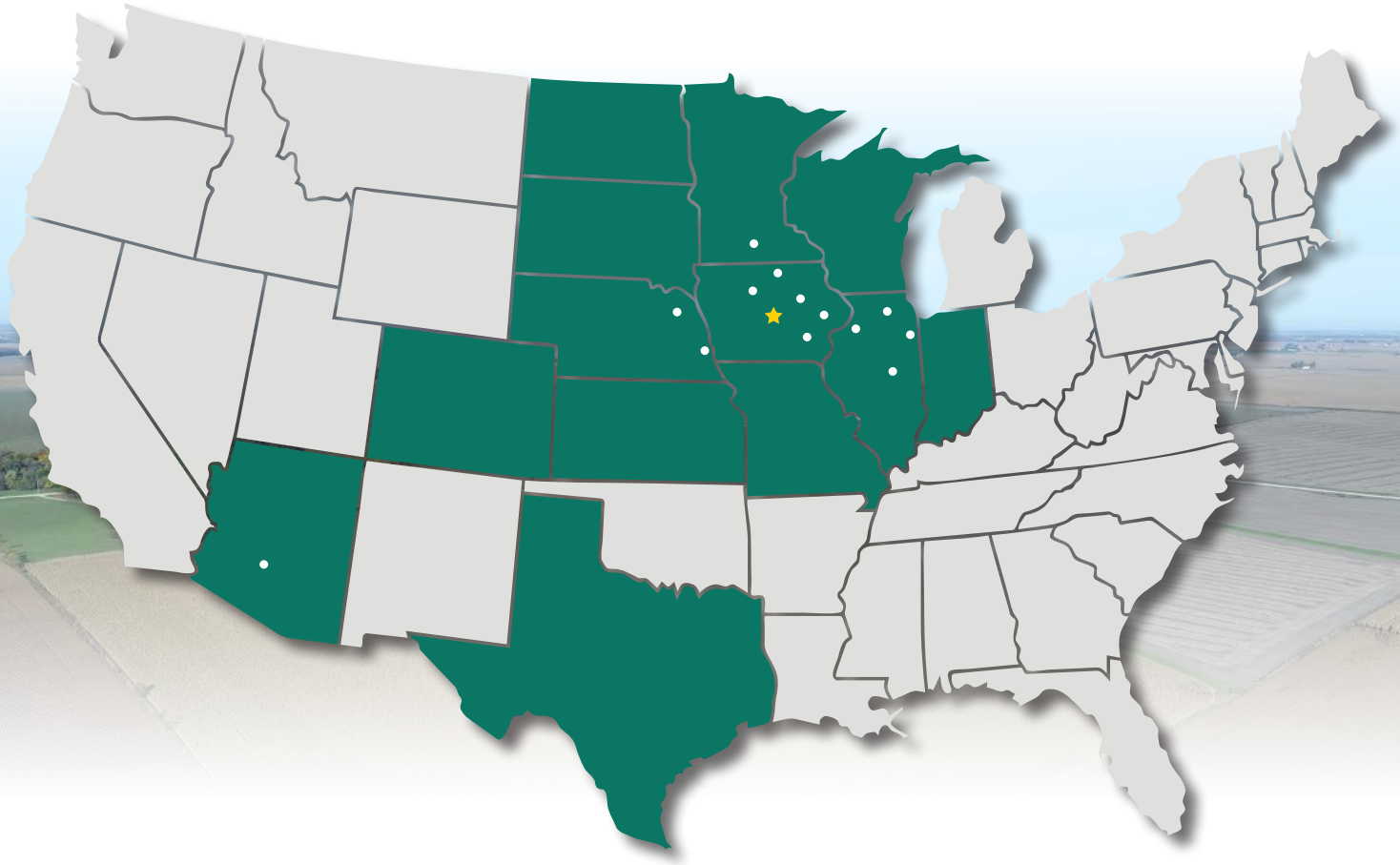
East Side Looking West







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