



LAND FOR SALE

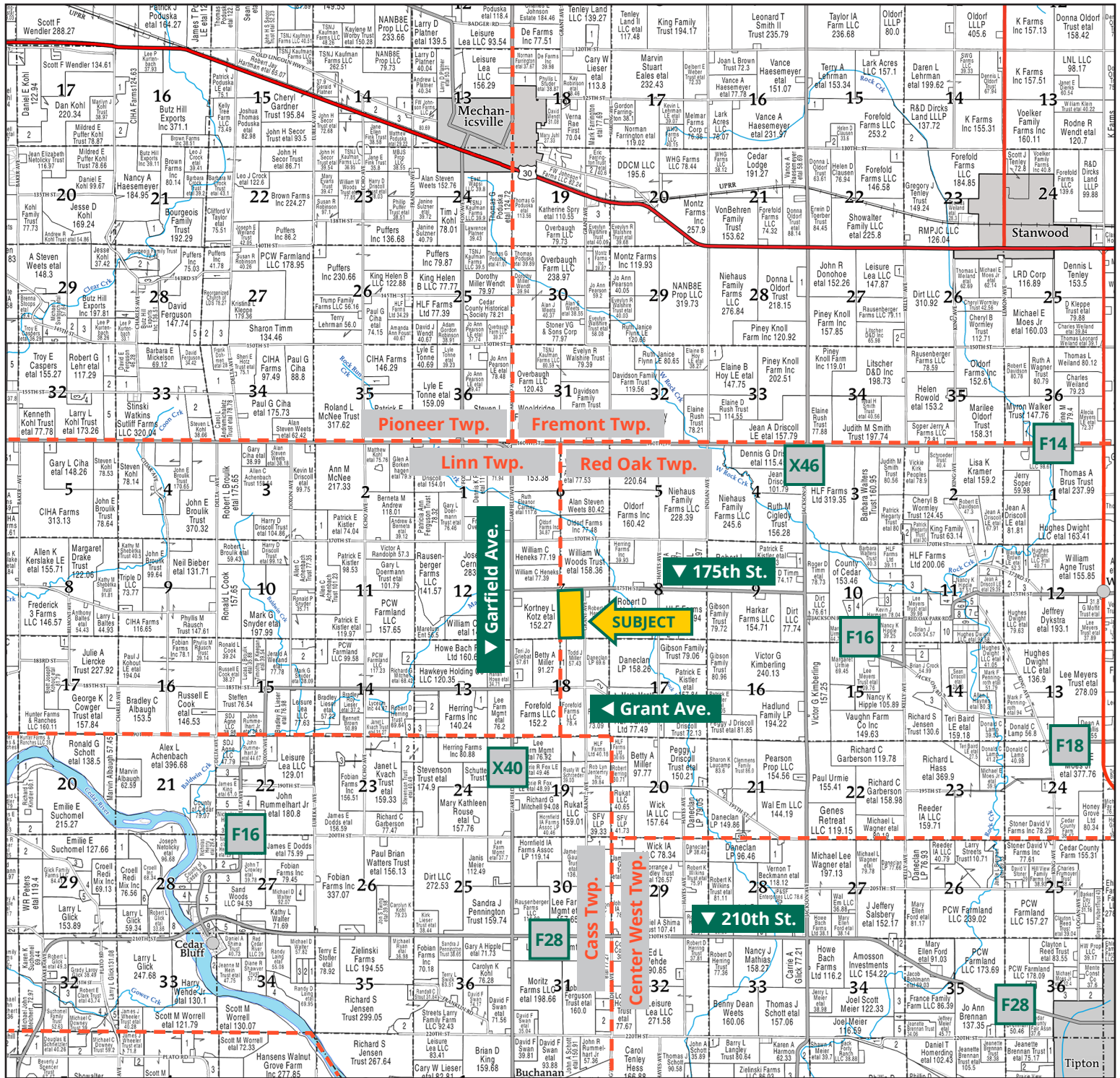
A Premium-Quality Cedar County Farm



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

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

80.00 Acres, m/l
Cedar County, IA



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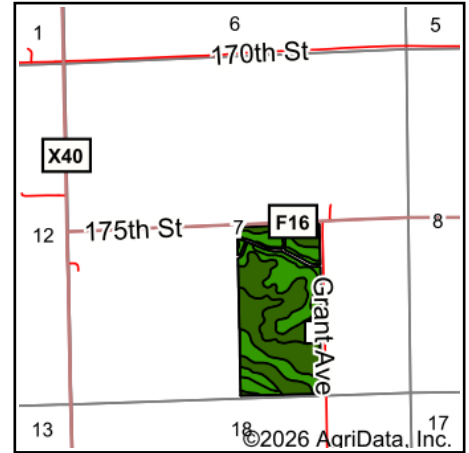
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FSA/Eff. Crop Acres: 73.50 | Soil Productivity: 92.40 CSR2



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State: **Iowa**
 County: **Cedar**
 Location: **7-81N-3W**
 Township: **Red Oak**
 Acres: **73.5**
 Date: **9/16/2026**



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**
120B	Tama silty clay loam, 2 to 5 percent slopes	26.68	36.3%		Ile	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	25.85	35.2%		IIle	87
119	Muscatine silty clay loam, 0 to 2 percent slopes	14.83	20.2%		Iw	100
911B	Colo-Ely complex, 0 to 5 percent slopes	3.98	5.4%		IIw	86
291	Atterberry silt loam, 1 to 3 percent slopes	2.16	2.9%		Iw	85
Weighted Average					2.12	92.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Tipton: 5½ miles northwest on 210th St., 3½ miles north on Garfield Ave., ½ mile east on 175th St. The property is located south of the road.

Simple Legal

The W½ of the SE¼ of Section 7, Township 81 North, Range 3 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Address

718 Grant Ave.,
Tipton, IA 52772

Price & Terms

- \$1,480,000.00
- \$18,500/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2026-2027: \$3,466.00
Gross Acres: 80.00
Net Taxable Acres: 77.00

Lease Status

Lease is open for the 2027 crop year.

FSA Data

Farm 6634, Tract 883
FSA/Eff. Crop Acres: 73.50
Corn Base Acres: 36.78
Corn PLC Yield: 182 Bu.
Bean Base Acres: 36.78
Bean PLC Yield: 57 Bu.

Soil Types/Productivity

Primary soils are Tama and Muscatine.
CSR2 on the FSA/Eff. crop acres is 92.40.
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 gently rolling.

Drainage

Drainage is natural with some tile. No tile maps are available.

Buildings/Improvements

The property includes a 24' x 30' garage with a concrete floor, built in 2007, as well as several agricultural buildings. These include a 54' x 72' steel utility building built in 1981; two steel grain bins measuring approximately 30' x 17' and 21' x 17', built in 1975 and 1978, respectively; a 24' x 48' pole-frame machinery shed built in 1955; and an older 20' x 30' poultry house.

Water & Well Information

The well is located south of the north driveway. The status of the well is unknown.

Reserved Items

Tenant reserves use of the larger grain bin until June 1, 2027 and will pay for electricity while there is grain stored in the bin. Tenant also reserves the unload power sweep, motor, and spreader that are currently in the bin.

Comments

This is an excellent-quality Cedar County farm with a 92.40 CSR2 and several well-maintained buildings.

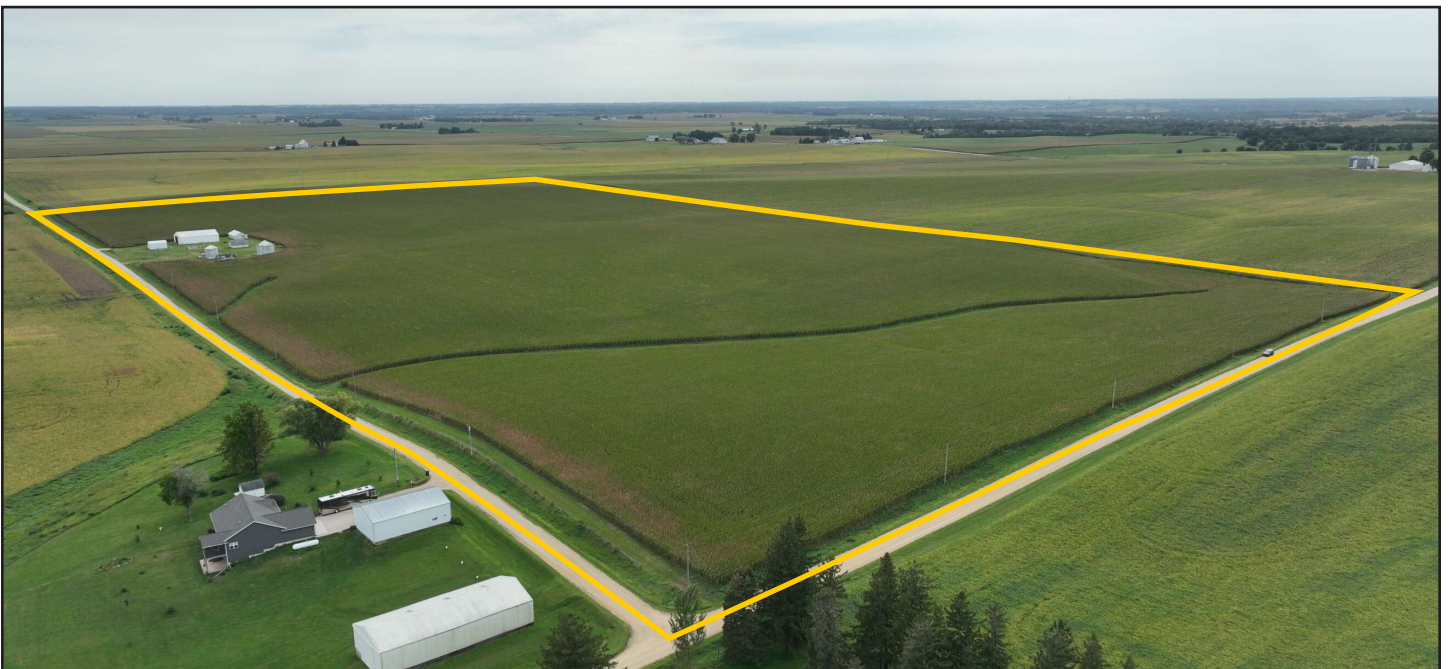


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

Northwest Corner Looking Southeast



Northeast Corner Looking Southwest



East Side Looking West



Garage



Utility Building



Shed



Shed

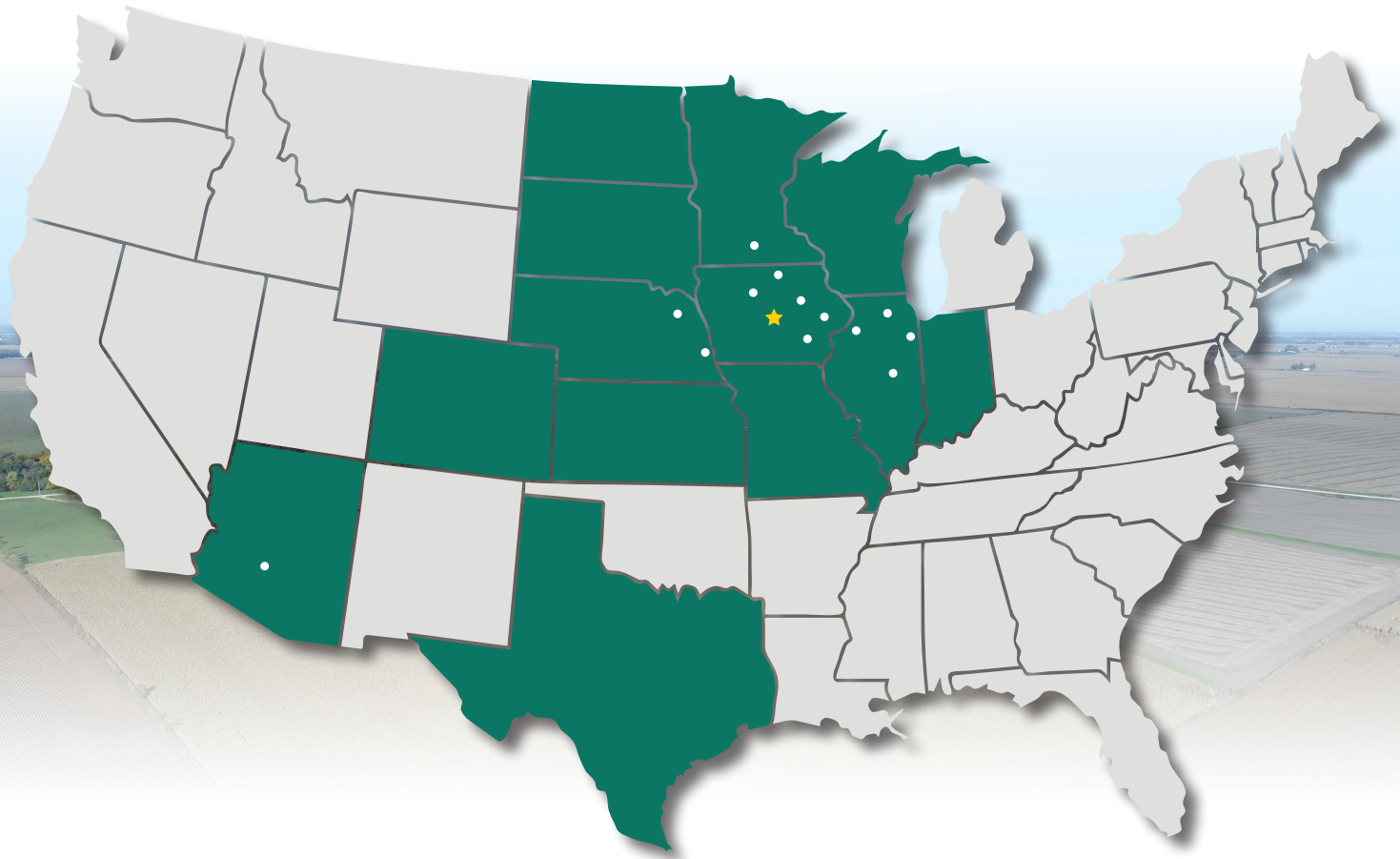


Grain Bin









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