Hertz Real Estate Services

LAND FOR SALE

Attractive Recreational Farm



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

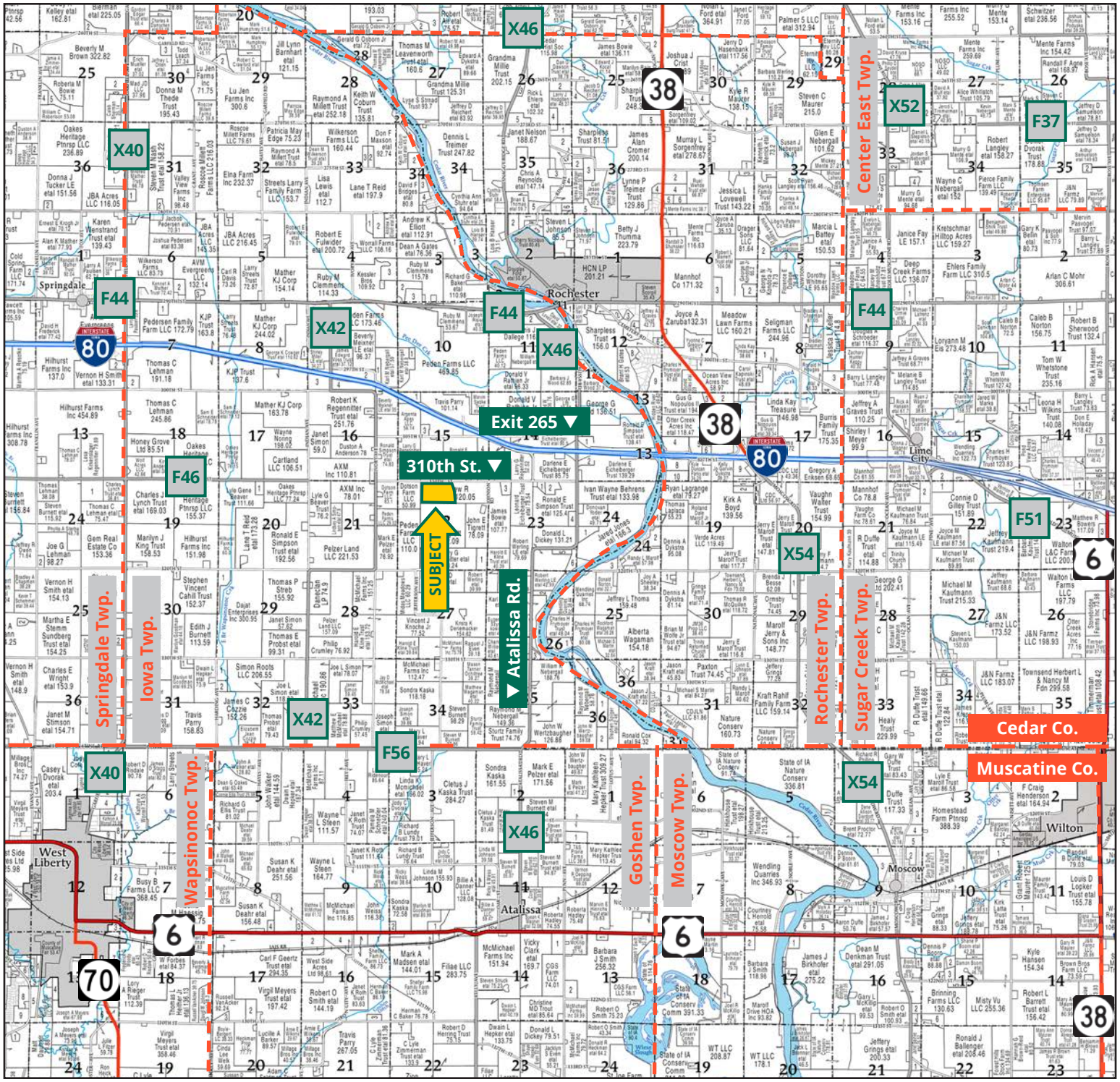
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

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

66.00 Acres, m/l
Cedar County, IA

PLAT MAP

Iowa Township, Cedar County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

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

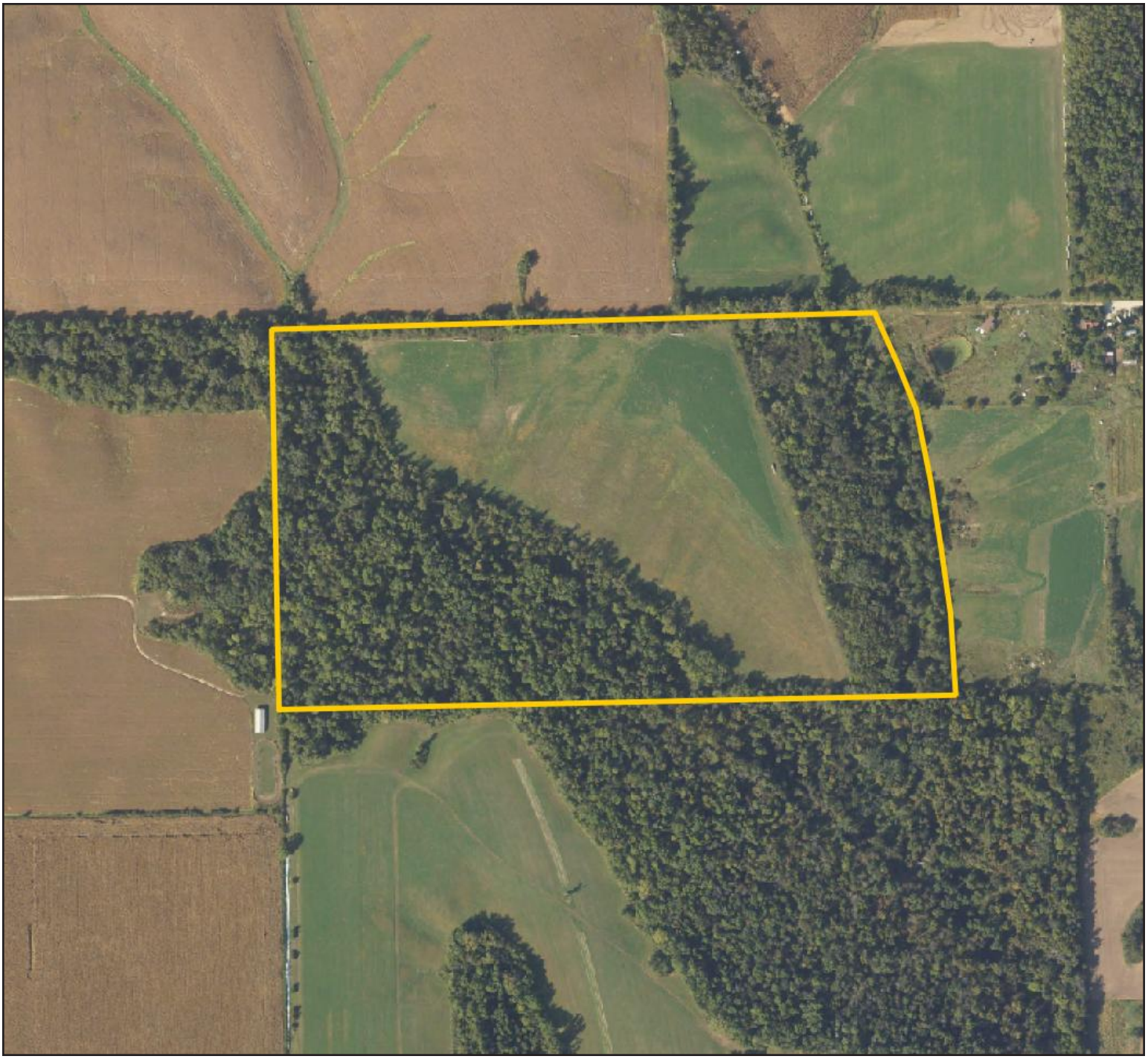
TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

AERIAL PHOTO

66.00 Acres, m/l, Cedar County, IA

FSA/Eff. Crop Acres: 26.75 | Mixed Forage Acres: 26.75 | Soil Productivity: 44.50 CSR2

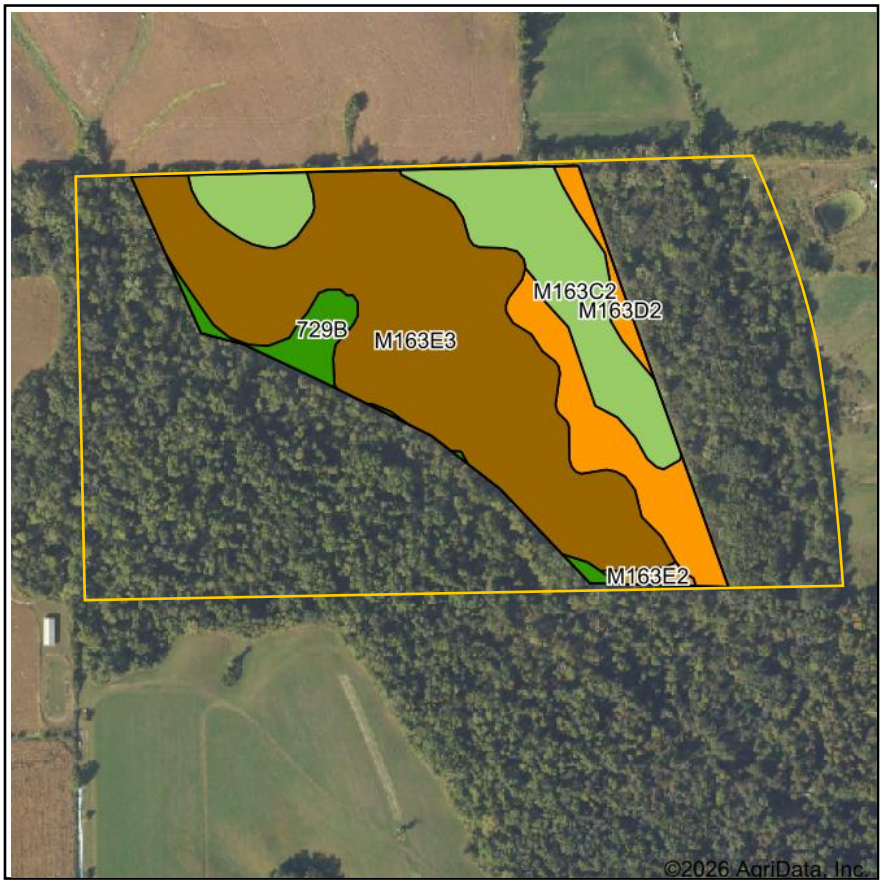


TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

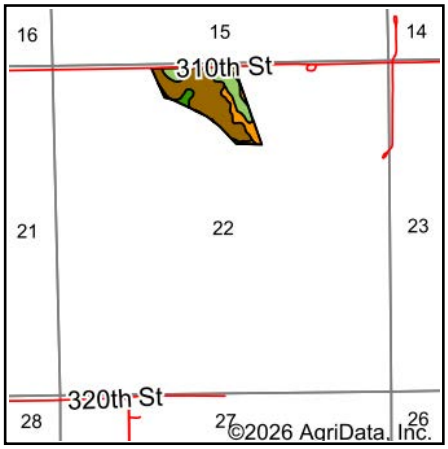
RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

SOIL MAP

26.75 FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cedar**
Location: **22-79N-3W**
Township: **Iowa**
Acres: **26.75**
Date: **10/22/2026**

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

N W E S

Area Symbol: IA031, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	15.59	58.3%		VIe	29
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	6.06	22.7%		IIIe	76
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	3.62	13.5%		IIIe	47
729B	Ackmore-Nodaway complex, 2 to 5 percent slopes	1.21	4.5%		IIw	80
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	0.27	1.0%		IVe	36
				Weighted Average	**4.71**	**44.5**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

PROPERTY INFORMATION

66.00 Acres, m/l, Cedar County, IA

Location
From I-80 - Exit 265: ¼ mile south on Atalissa Rd. and 1½ miles west on 310th St. The property is located on the south side of the road.

Simple Legal
The NE¼ NW¼ and that part of the NW¼ NE¼ of Section 22, Township 79 North, Range 3 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms
- $511,500.00
- $7,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $1,185.00*
Net Taxable Acres: 66.00*
Tax per Net Taxable Acre: $17.95*

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

Lease Status
Lease is open for the 2027 crop year.

FSA Data
Part of Farm 4630, Tract 674
FSA/Eff. Crop Acres: 26.75
Cert. Mixed Forage Acres: 26.75
Corn Base Acres: 22.28*
Corn PLC Yield: 116 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity
Primary soil is Fayette. CSR2 on the FSA/Eff. crop acres 44.50. 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.

Buildings/Improvements
None.

Water & Well Information
None.

Access
Access to the farm is provided by a level-B road (310th St.) which terminates in the northeast corner of the farm.

Comments
This attractive recreational farm features a mixture of cropland and mature timber. Two creeks run through the property, providing habitat for the many deer, turkey, and other wildlife that live in the area.

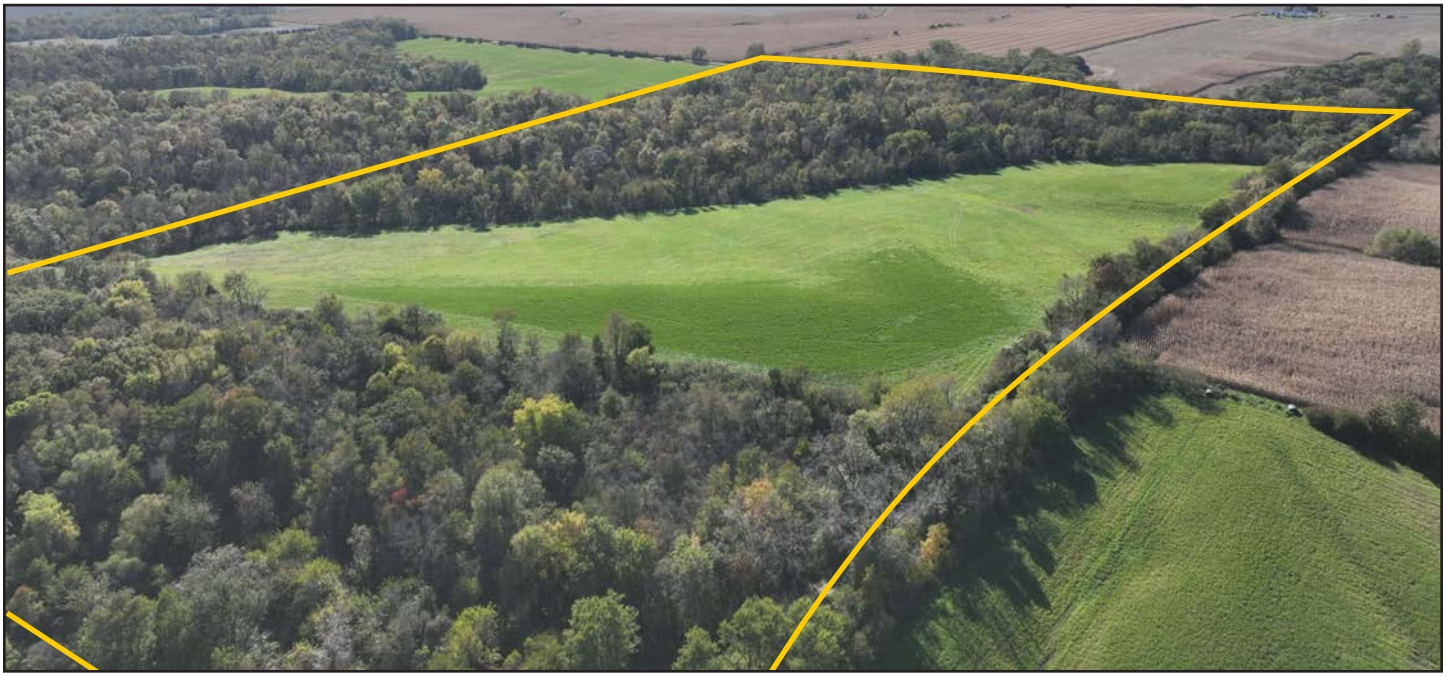


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

Northwest Looking Southeast



Southeast Looking Northwest



TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

Southeast Looking Northwest



Northwest Looking Southeast

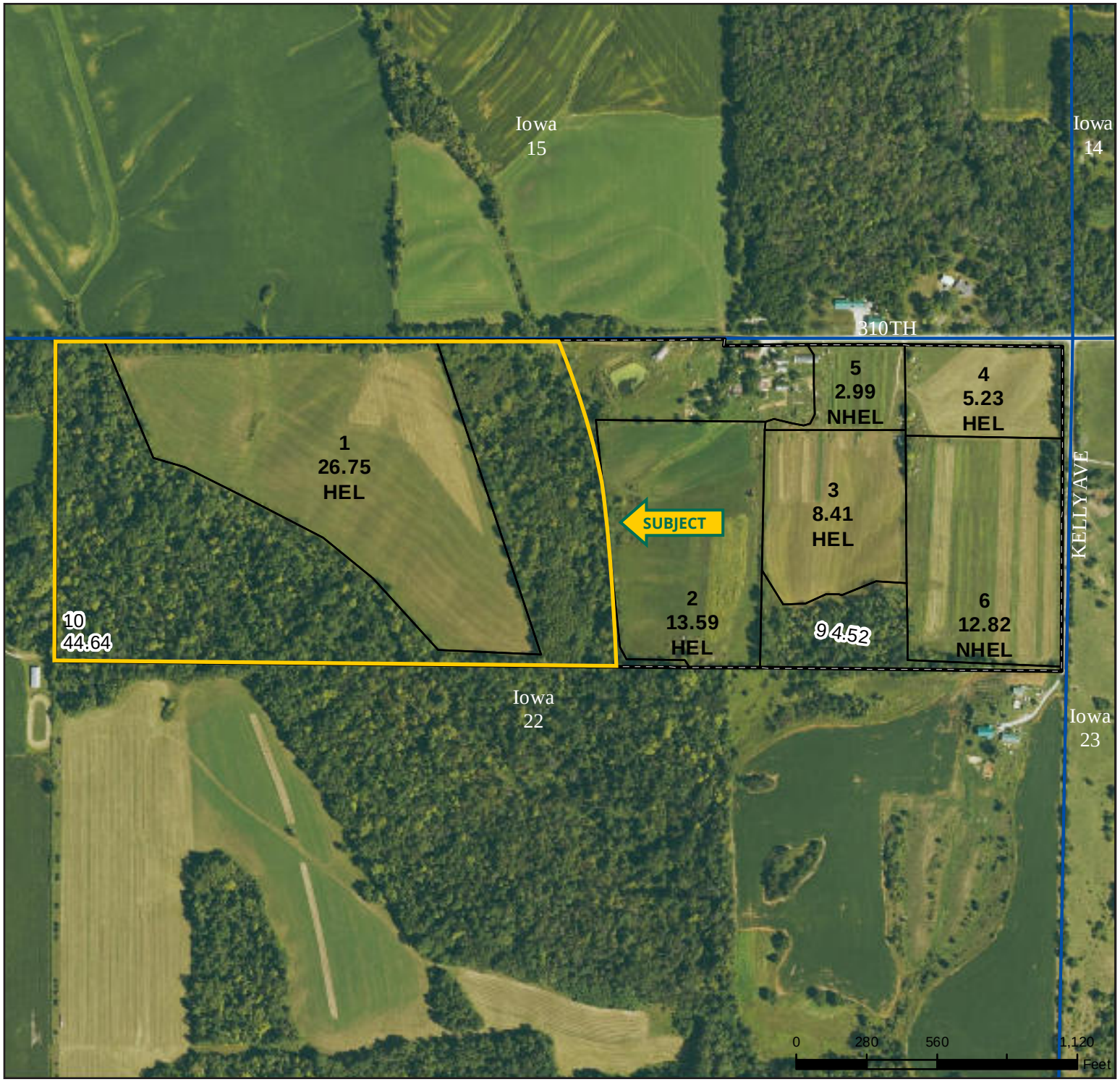


TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

FSA MAP

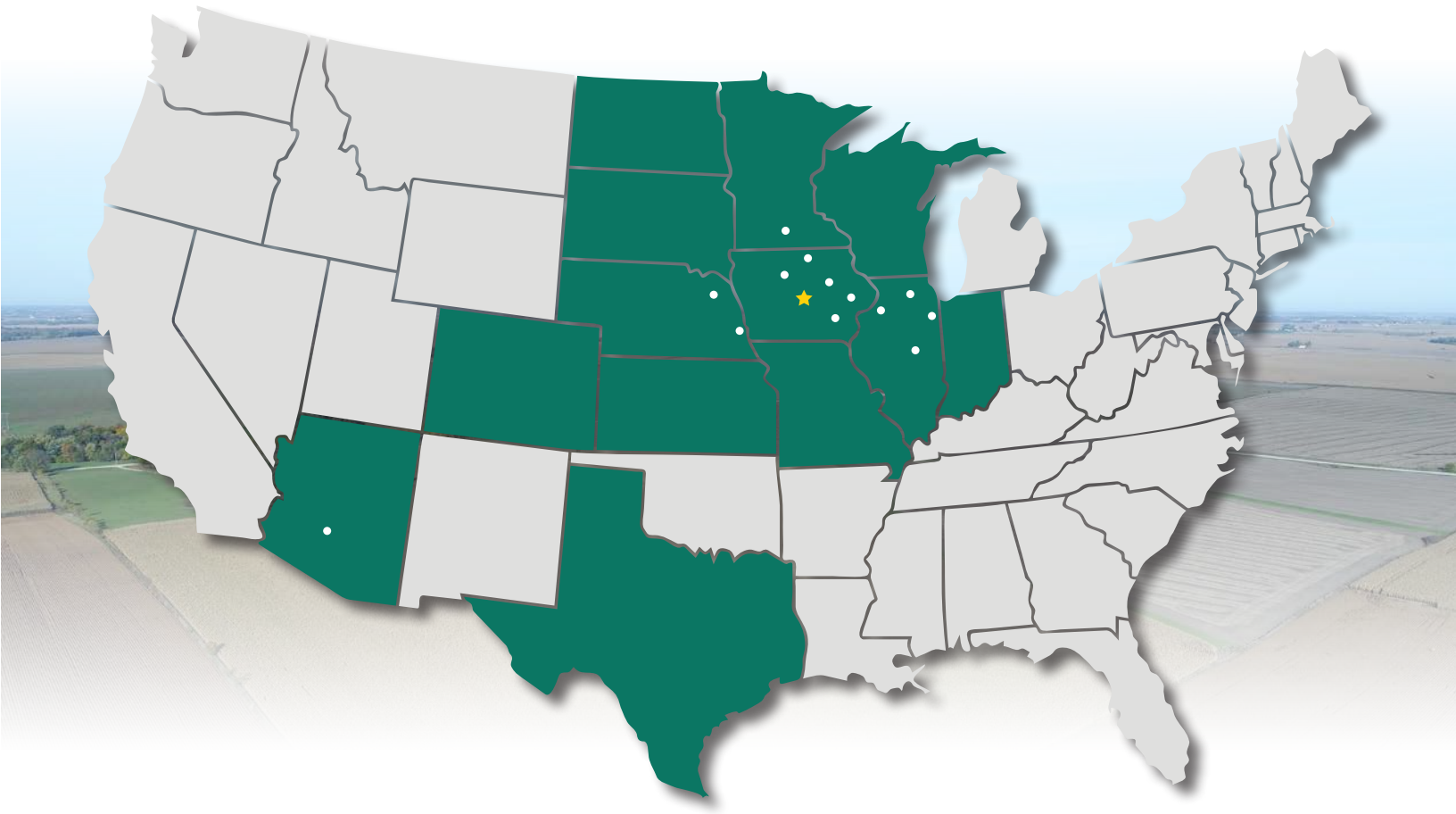
26.75 FSA/Eff. Crop Acres



TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag

MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions

Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

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

TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
RyanK@Hertz.ag