Hertz Real Estate Services

LAND FOR SALE

Sterner Farm



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

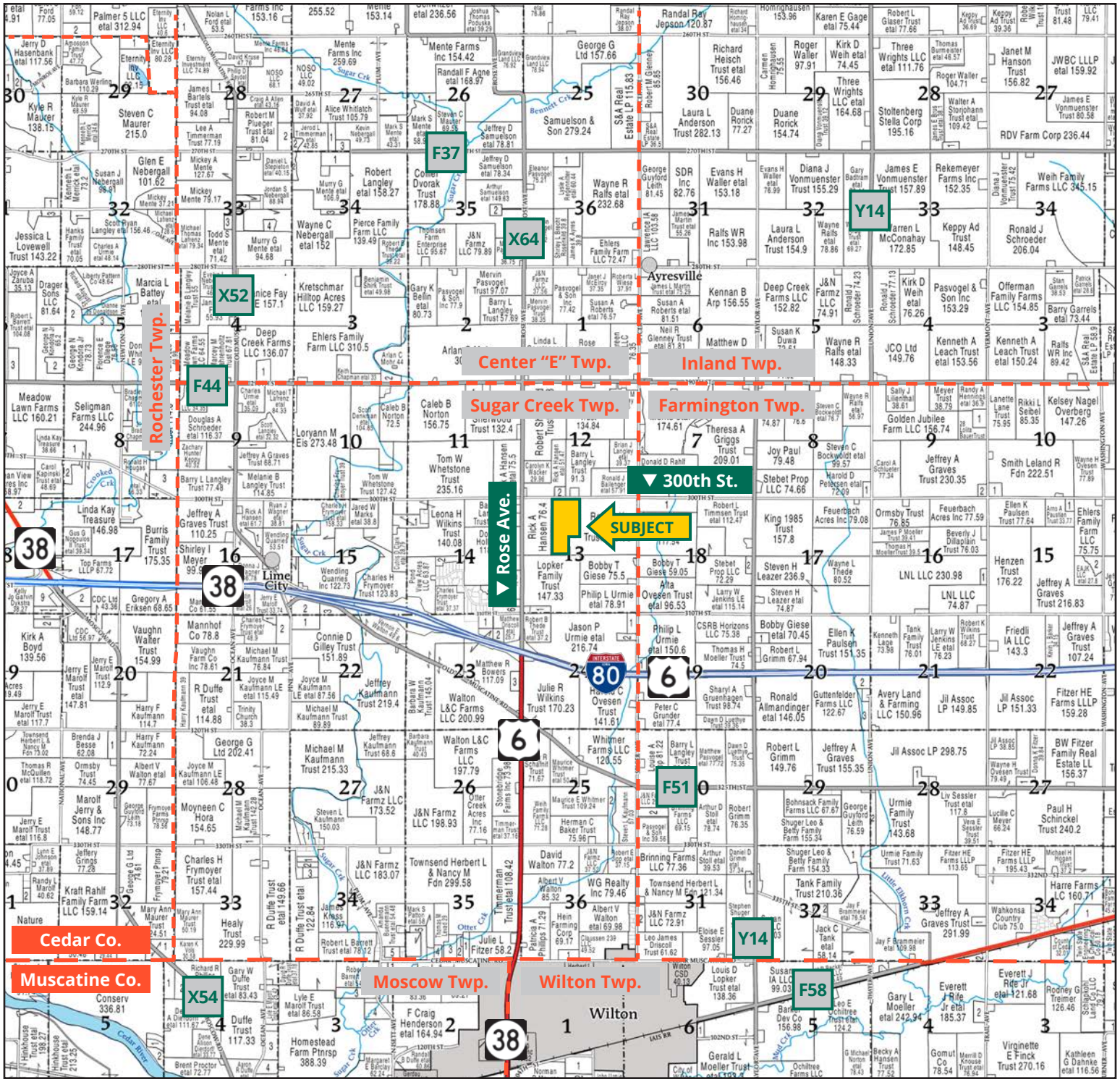
TROY LOUWAGIE, ALC
Licensed Broker in IA & IL
319.721.4068
TroyL@Hertz.ag

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

70.00 Acres, m/l
Cedar County, IA

PLAT MAP

Sugar Creek Township, Cedar County, IA



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TROY LOUWAGIE, ALC
319.721.4068
TroyL@Hertz.ag

RYAN KAY, AFM, ALC
319.826.5715
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AERIAL PHOTO

70.00 Acres, m/l, Cedar County, IA

Est. FSA/Eff. Crop Acres: 69.25 | Soil Productivity: 90.70 CSR2



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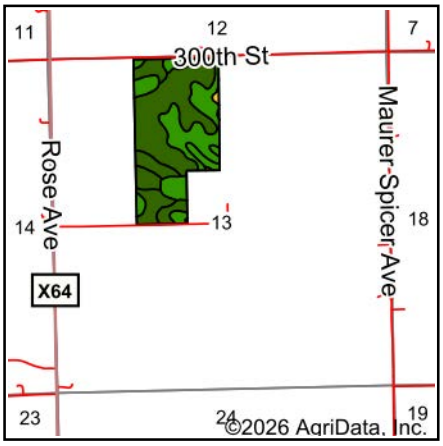
SOIL MAP

69.25 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Cedar**
Location: **13-79N-2W**
Township: **Sugar Creek**
Acres: **69.25**
Date: **11/9/2026**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING
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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**
120B	Tama silty clay loam, 2 to 5 percent slopes	31.06	44.9%		IIe	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	18.75	27.1%		IIIe	87
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	5.16	7.5%		IIe	90
120C	Tama silty clay loam, 5 to 9 percent slopes	3.17	4.6%		IIIe	90
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	2.71	3.9%		IIIe	82
119B	Muscatine silty clay loam, 2 to 5 percent slopes	2.64	3.8%		IIe	95
911B	Colo-Ely complex, 0 to 5 percent slopes	2.25	3.2%		IIw	86
291	Atterberry silt loam, 1 to 3 percent slopes	1.97	2.8%		Iw	85
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	1.05	1.5%		IIIe	85
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	0.49	0.7%		IVe	57
				Weighted Average	**2.36**	**90.7**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

70.00 Acres, m/l, Cedar County, IA

Location
From Wilton: 2½ miles north on US-6, continue 1½ miles north on Rose Ave. and ¼ mile east on 300th St. The property is south of the road.

Simple Legal
E½ NW¼ of Section 13, in Township 79 North, Range 2 West of the 5th PM, in Cedar County, Iowa, except the South 825 feet of the East 528 feet thereof. *Final abstract/title documents to govern legal description.*

Price & Terms
- $1,207,500.00
- $17,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession
Negotiable.

Real Estate Tax
Taxes Payable 2026-2027: $2,540.00
Gross Acres: 70.00
Net Taxable Acres: 69.25
Tax per Net Taxable Acre: $36.68

Lease Status
Lease is open for the 2027 crop year.

FSA Data
Farm 7943, Tract 6128
FSA/Eff. Crop Acres: 69.25*
Corn Base Acres: 60.20*
Corn PLC Yield: 153 Bu.
Bean Base Acres: 5.50*
Bean PLC Yield: 52 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity
Primary soils are Tama and Downs. CSR2 on the estimated FSA/Eff. crop acres is 90.70. 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. Tile maps are not available.

Buildings/Improvements
None.

Water & Well Information
None.

Western Boundary
Posts have been set at the approximate location of the western boundary. The boundary will be marked by a certified surveyor prior to closing and the posts will be adjusted to mark the certified boundary.

Comments
This is a high quality Cedar County farm with a 90.70 CSR2.



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.

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Southeast Corner Looking Northwest



Northeast Corner Looking Southwest



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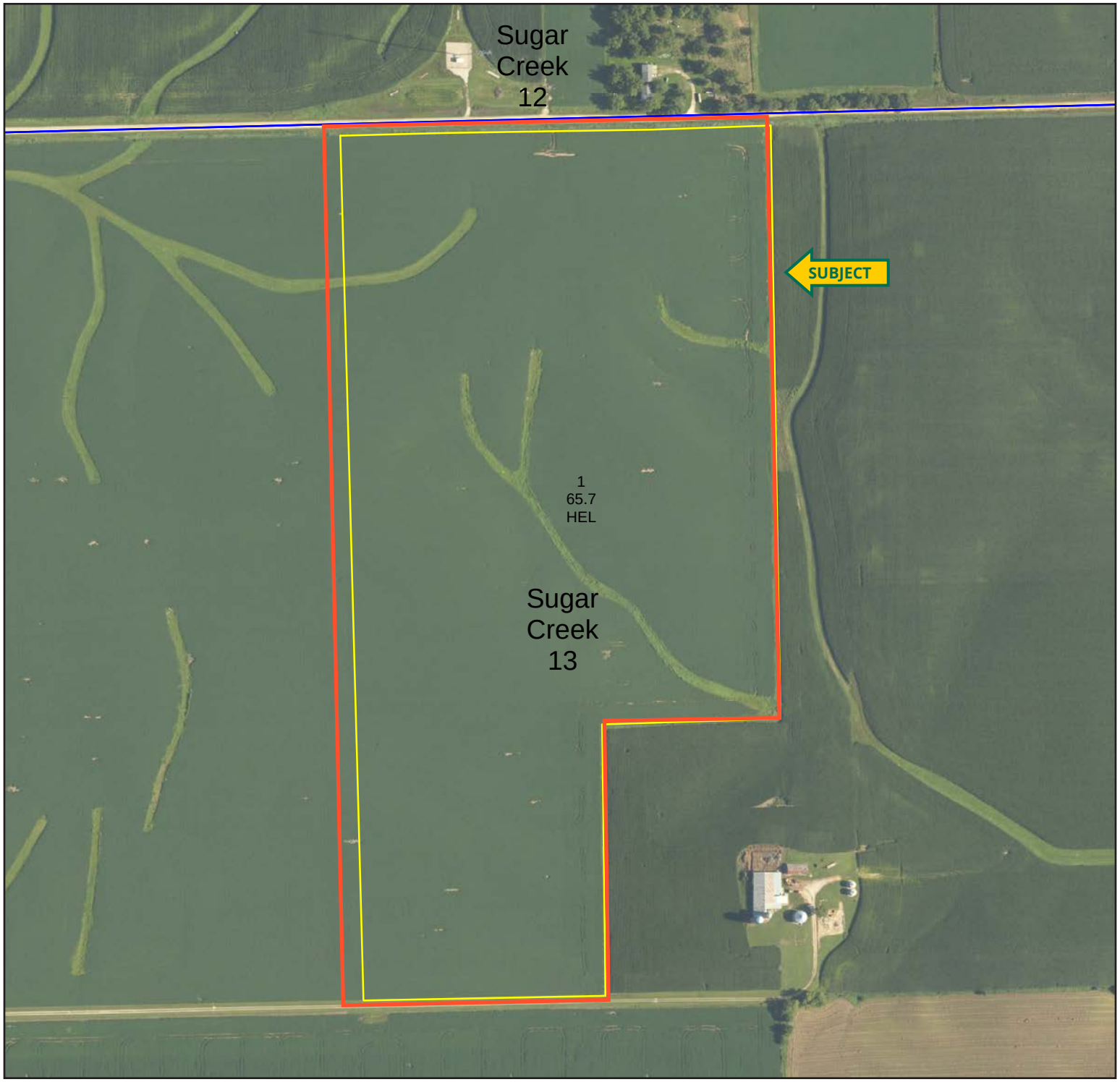
FSA MAP

69.25 Est. FSA/Eff. Crop Acres



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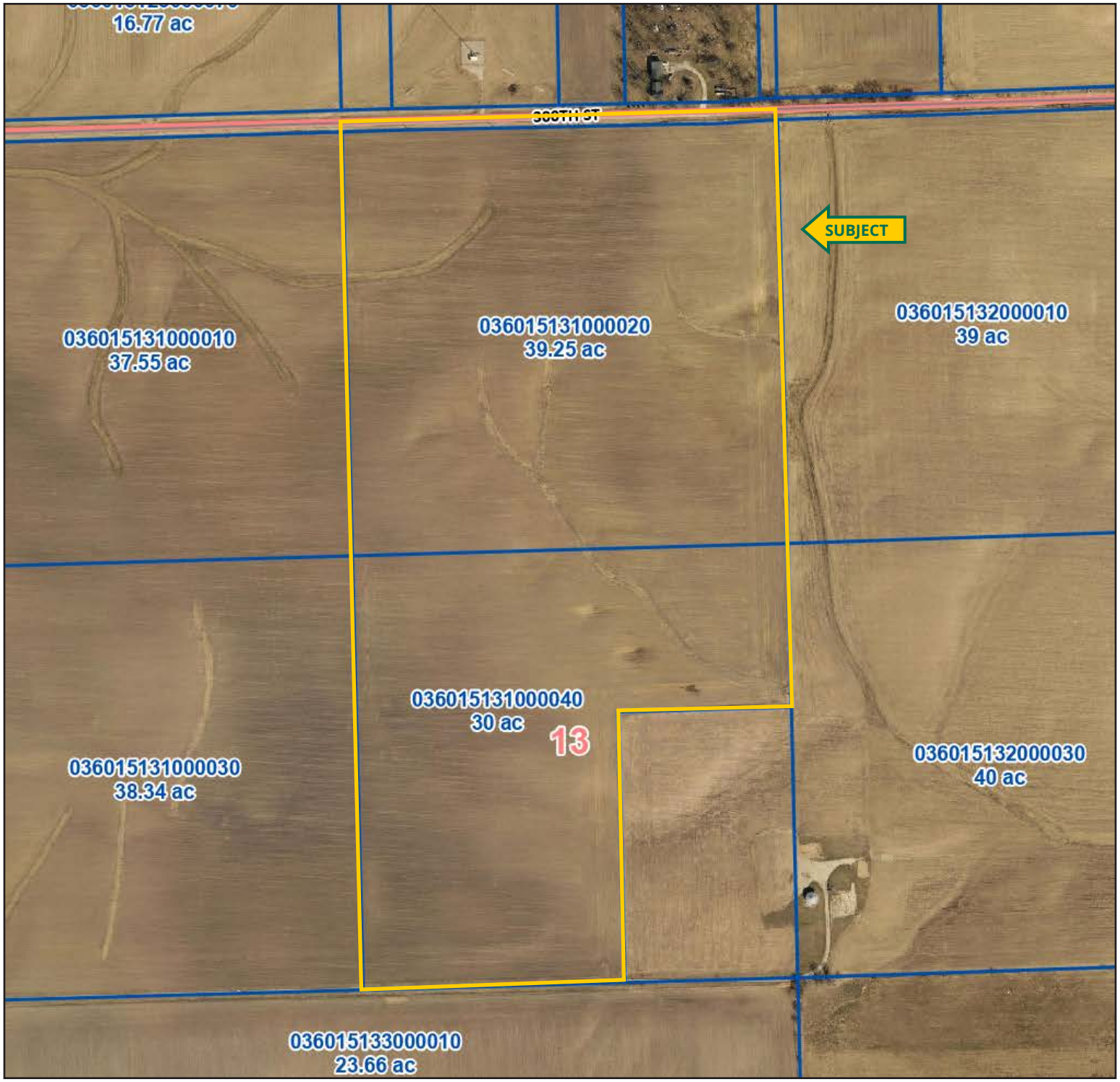
ASSESSOR MAP

70.00 Acres, m/l, Cedar County, IA



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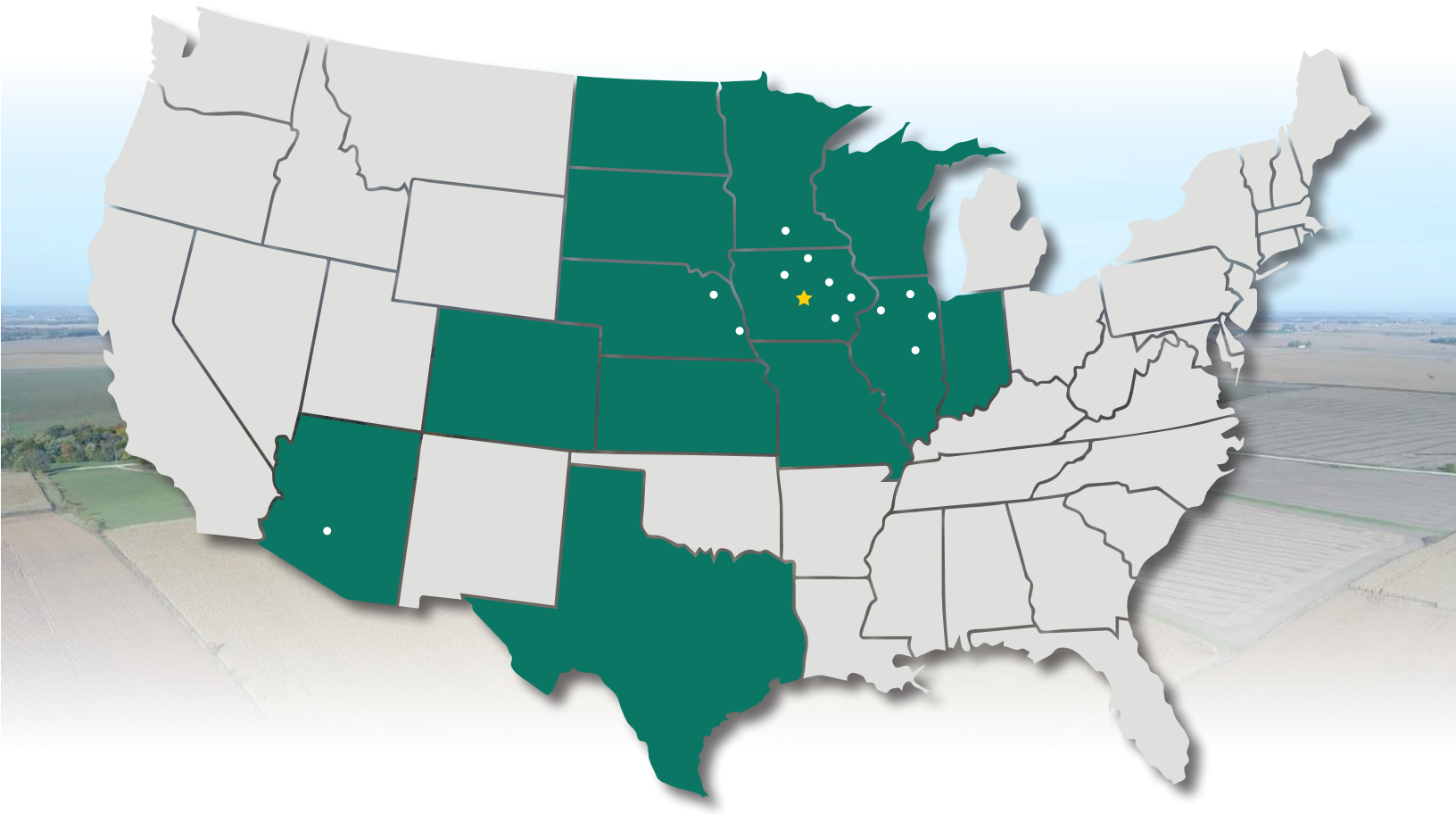

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