



## 401 Acres m/l, Cedar County, IA Frances M. Kuehl Trust

**Attractive Timber, Pasture and High Quality Cropland Located South of Tipton, Iowa**

### Property Information Parcel 1 - 67 Acres m/l

#### Location

From Tipton: 2 miles south on Highway 38.

#### Legal Description

That part of the SW ¼ consisting of the pasture and trees located in Section 18, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa. (The exact legal description and acres will be determined by a survey.)

#### Price & Terms

- \$335,000
- \$5,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Seller

Frances M. Kuehl Trust.

#### Possession

Negotiable, subject to the 2015 Cash Rent Lease.

#### Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,675.00

Net Taxable Acres: 67 Acres

Tax per Net Tax. Ac: \$25.00

#### FSA Data

Entire farm is in attractive timber/pasture.

#### Land Description

Gently rolling timber/pasture.

#### Water & Well Information

There is an old well located in the south central part of the farm. Status is unknown.

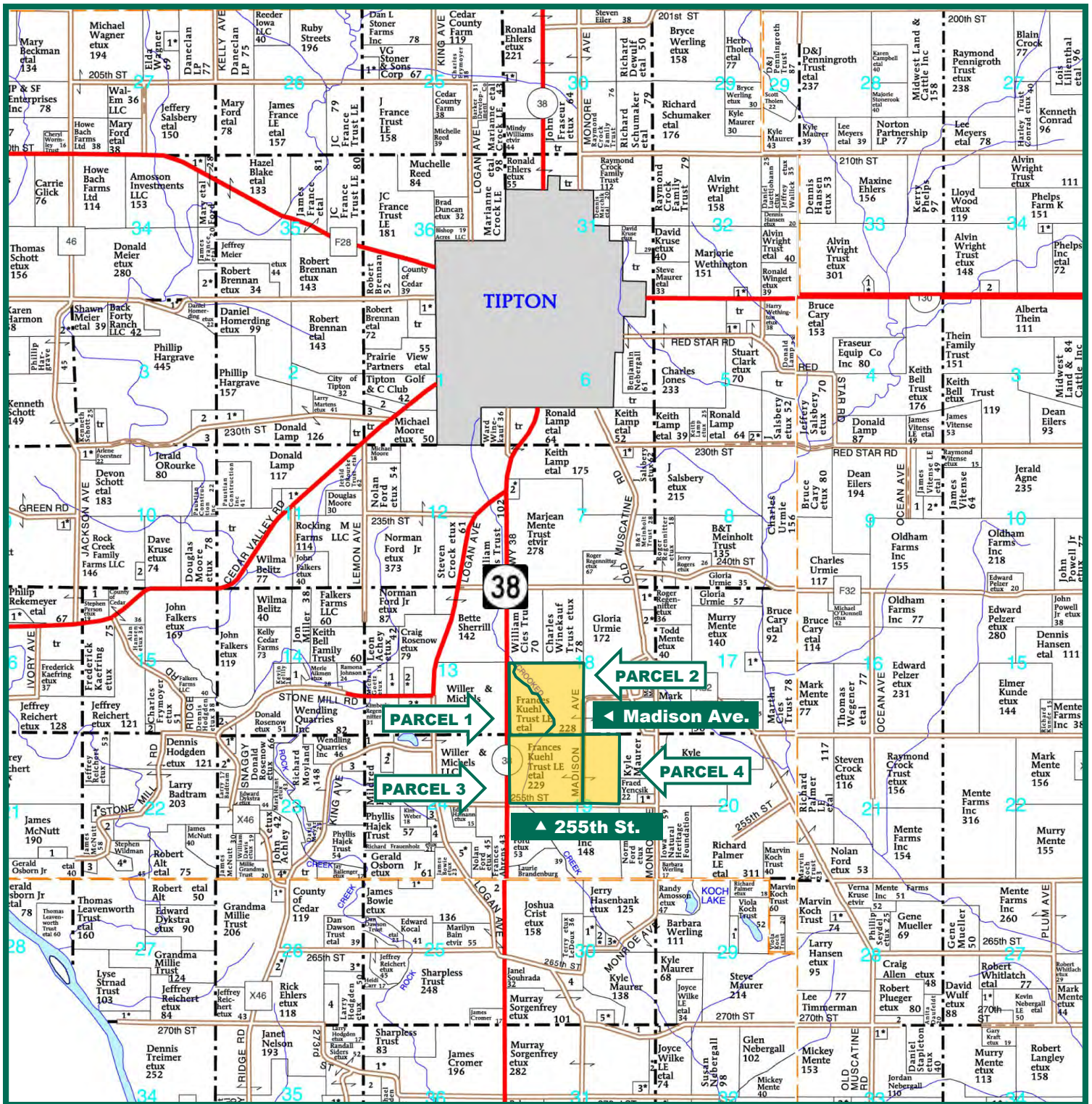
#### Reserved Items

Tenant reserves the corral gates in the southwest corner.

#### Comments

This is an attractive timber/pasture located along Highway 38, south of Tipton. The creek provides water for the livestock. This would make an ideal home site.

# Plat Map: Center 'W' Township



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

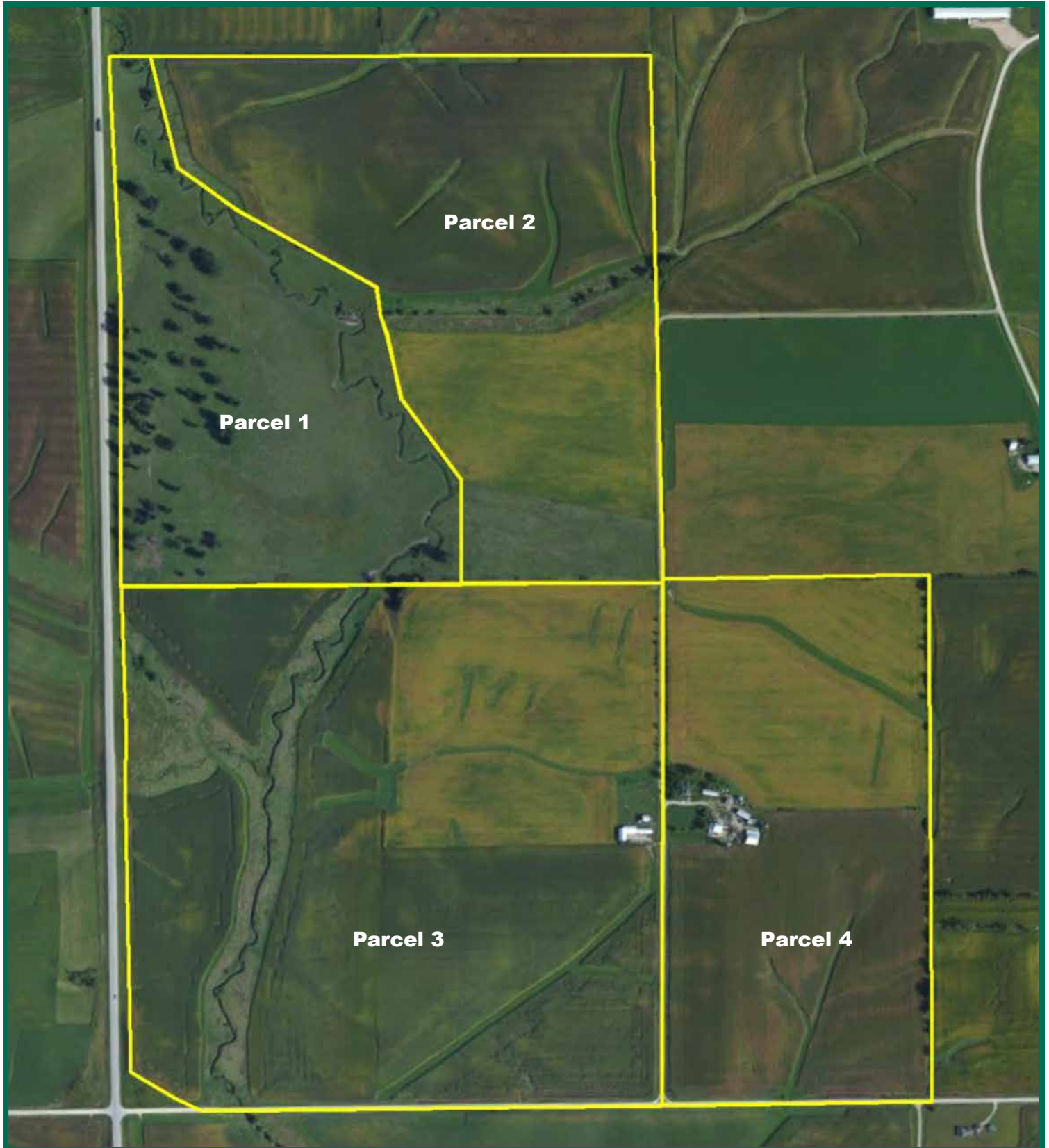
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

**Troy R. Louwagie, ALC**  
 Licensed Real Estate Broker in IA & IL  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mt. Vernon, IA 52314

319-895-8858  
 TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## Aerial Photo



**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

[www.Hertz.ag](http://www.Hertz.ag)

## Aerial Photo: Parcel 1

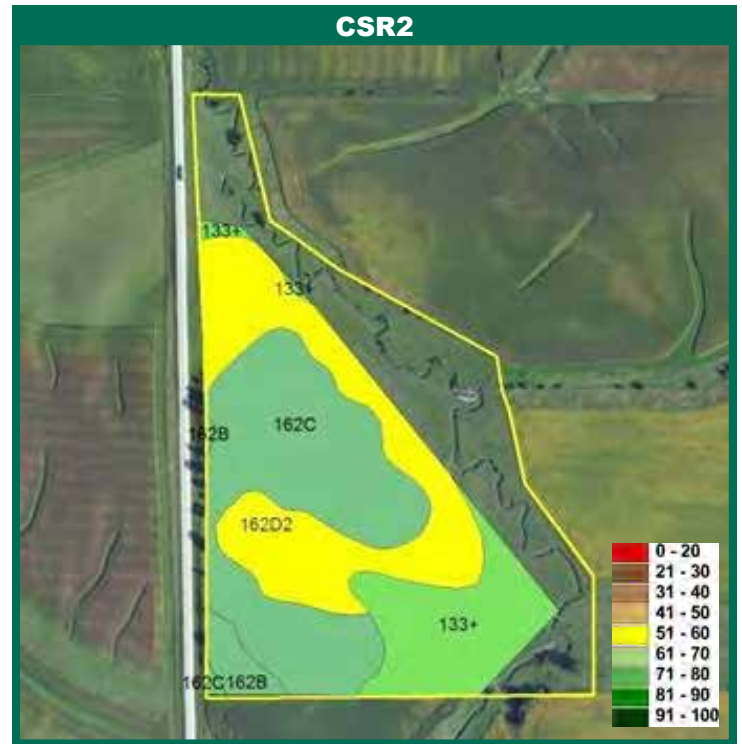


**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

[www.Hertz.ag](http://www.Hertz.ag)

# Soil Maps: Parcel 1



| Measured Tillable Acres |                                        | Avg. CSR |      | Avg. CSR2*       |               |       |
|-------------------------|----------------------------------------|----------|------|------------------|---------------|-------|
| 46.5                    |                                        | 73.5     |      | 74.7             |               |       |
| Soil Label              | Soil Name                              | CSR      | CSR2 | Percent of Field | Non_Irr Class | Acres |
| 133+                    | Colo silt loam, 0 to 2 percent slopes, | 85       | 78   | 20.2%            | IIw           | 9.39  |
| 162B                    | Downs silt loam, 2 to 5 percent        | 90       | 90   | 3.6%             | Ile           | 1.68  |
| 162C                    | Downs silt loam, 5 to 9 percent        | 75       | 85   | 42.7%            | IIle          | 19.87 |
| 162D2                   | Downs silt loam, 9 to 14 percent       | 63       | 58   | 33.5%            | IIle          | 15.60 |

**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

**Troy R. Louwagie, ALC**  
 Licensed Real Estate Broker in IA & IL  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mt. Vernon, IA 52314

319-895-8858  
 TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## Aerial Photo: Parcel 2



### Real Estate Tax

Taxes Payable 2014 - 2015: \$2,619.00

Net Taxable Acres: 97 Acres

Tax per Net Tax. Ac: \$27.00

### FSA Data

Farm Number: 4499

Tract Number: 7577

Crop Acres: 89.4 Acres

Corn Base: 48 Acres

Corn PLC Yield: 136 Bu.

Bean Base: 28 Acres

Bean PLC Yield: 43 Bu.

*There are an additional 7.9 Acres of pasture along the south boundary that could possibly be farmed. The buyer would need to confirm this with the Cedar County FSA/NRCS.*

### Soil Types / Productivity

Primary soils are Colo, Fayette and Downs. See soil map for detail.

- **CSR2:** 67.7 per AgriData Inc. 2015, based on FSA crop acres and pasture acres.
- **CSR:** 72.7 per AgriData Inc. 2015, based on FSA crop acres and pasture acres.

### Land Description

Gently rolling Cedar County farmland.

### Comments

This is a productive Cedar County farm that would be considered as gently rolling.

### Property Information Parcel 2 - 98 Acres m/l

#### Location

From Tipton: 2½ miles south on Highway 38, ½ mile east on 255th Street and a ½ mile north on Madison Avenue.

#### Legal Description

That part of the Easterly portion of Section 18, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa. (The exact legal description and acres will be determined by a survey.)

### Price & Terms

- \$833,000
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

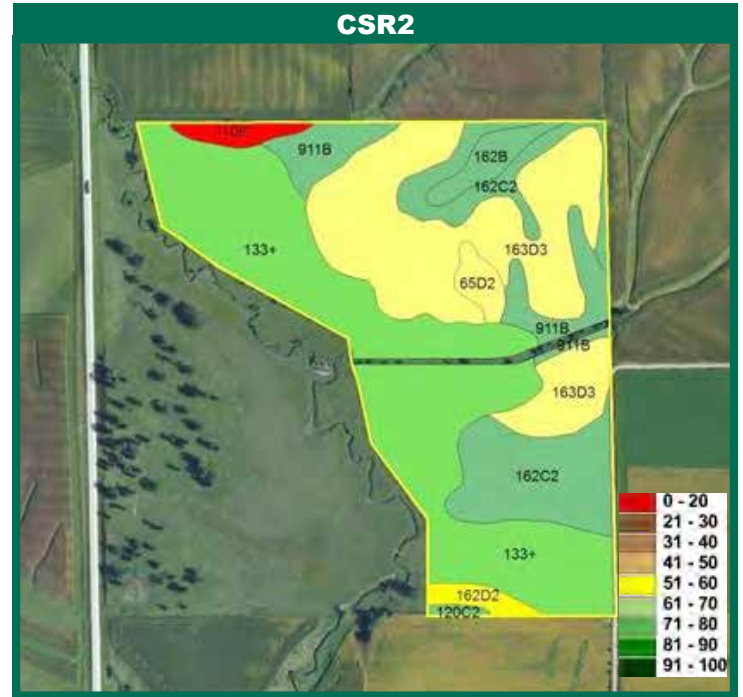
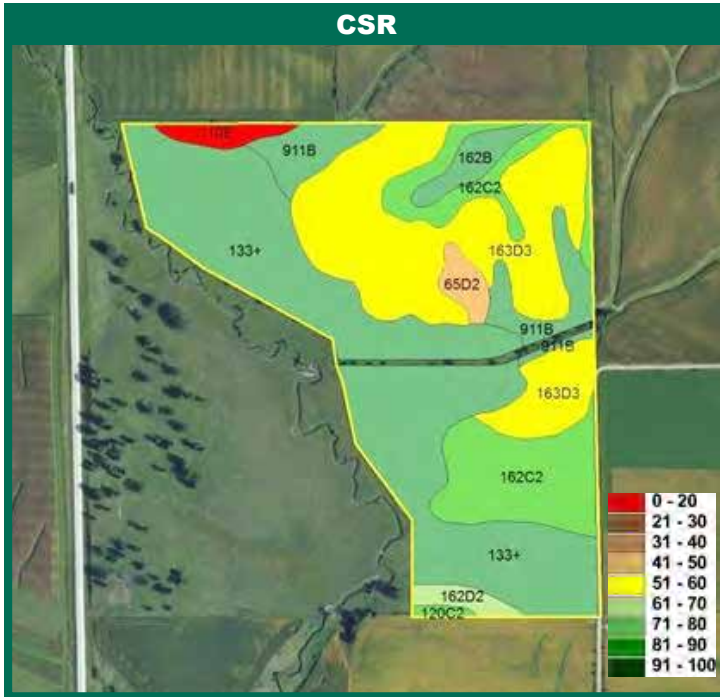
Negotiable, subject to the 2015 Cash Rent Lease.

**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
[TroyL@Hertz.ag](mailto:TroyL@Hertz.ag)

[www.Hertz.ag](http://www.Hertz.ag)

## Soil Maps: Parcel 2



| Measured Tillable Acres |                                        | Avg. CSR |      | Avg. CSR2*       |                     |
|-------------------------|----------------------------------------|----------|------|------------------|---------------------|
| 97.3                    |                                        | 72.7     |      | 67.7             |                     |
| Soil Label              | Soil Name                              | CSR      | CSR2 | Percent of Field | Non_Irr Class Acres |
| 110E                    | Lamont fine sandy loam, 9 to 18        | 17       | 16   | 1.7%             | Vle 1.66            |
| 120C2                   | Tama silty clay loam, 5 to 9 percent   | 78       | 87   | 0.4%             | IIle 0.40           |
| 133+                    | Colo silt loam, 0 to 2 percent slopes, | 85       | 78   | 41.1%            | IIw 39.96           |
| 162B                    | Downs silt loam, 2 to 5 percent        | 90       | 90   | 2.5%             | Ile 2.41            |
| 162C2                   | Downs silt loam, 5 to 9 percent        | 73       | 82   | 15.6%            | IIle 15.20          |
| 162D2                   | Downs silt loam, 9 to 14 percent       | 63       | 58   | 1.5%             | IIle 1.43           |
| 163D3                   | Fayette silty clay loam, 9 to 14       | 56       | 44   | 28.4%            | IVe 27.61           |
| 65D2                    | Lindley loam, 9 to 14 percent slopes,  | 38       | 43   | 1.7%             | IVe 1.6             |
| 911B                    | Colo-Ely complex, 2 to 5 percent       | 85       | 82   | 7.2%             | Ile 7.0             |

**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

**Troy R. Louwagie, ALC**  
 Licensed Real Estate Broker in IA & IL  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mt. Vernon, IA 52314

319-895-8858  
 TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## Aerial Photo: Parcel 3



### Property Information Parcel 3 - 156 Acres m/l

#### Location

From Tipton: 2½ miles south on Highway 38.

#### Legal Description

The NW ¼ of Section 19, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

#### Price & Terms

- \$1,458,600
- \$9,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable, subject to 2015 Cash Rent Lease.

#### Real Estate Tax

Taxes Payable 2014 - 2015: \$3,978.00  
Net Taxable Acres: 151.8 Acres  
Tax per Net Tax. Ac: \$26.21

#### FSA Data

Farm Number: 4499  
Tract Number: 7577  
Crop Acres: 157 Acres  
Corn Base: 85 Acres  
Corn PLC Yield: 136 Bu.  
Bean Base: 50 Acres  
Bean PLC Yield: 43 Bu.

#### Soil Types / Productivity

Primary soils are Colo, Tama and Colo-Ely. See soil map for detail.

- CSR2: 77.8 per AgriData Inc. 2015, based on FSA crop acres.
- CSR: 79.7 per AgriData Inc. 2015, based on FSA crop acres.
- CSR: 79.1 per County Assessor, based on net taxable acres.

#### Land Description

Gently rolling.

#### Buildings / Improvements

There is an older hog house, corn crib and cattle shed in the east central portion of the farm.

#### Comments

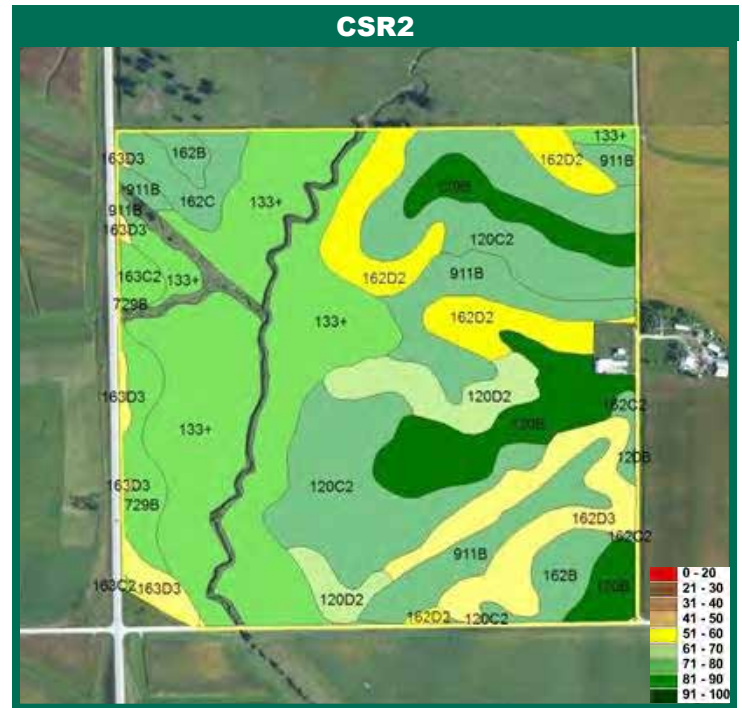
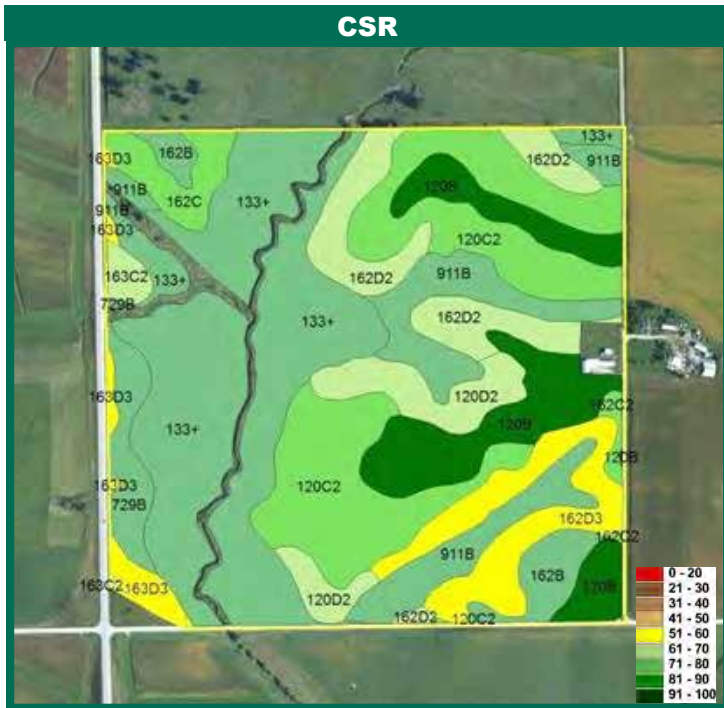
This is a high productive Cedar County farm located along a hard surface road.

**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## Soil Maps: Parcel 3



| Measured Tillable Acres |                                        | 157.5     | Avg. CSR |      | 79.7             | Avg. CSR2*    |       | 77.8 |
|-------------------------|----------------------------------------|-----------|----------|------|------------------|---------------|-------|------|
| Soil Label              |                                        | Soil Name | CSR      | CSR2 | Percent of Field | Non_Irr Class | Acres |      |
| 120B                    | Tama silty clay loam, 2 to 5 percent   |           | 95       | 95   | 10.9%            | Ile           | 17.16 |      |
| 120C2                   | Tama silty clay loam, 5 to 9 percent   |           | 78       | 87   | 19.1%            | IIle          | 30.07 |      |
| 120D2                   | Tama silty clay loam, 9 to 14 percent  |           | 68       | 62   | 5.0%             | IIle          | 7.86  |      |
| 133+                    | Colo silt loam, 0 to 2 percent slopes, |           | 85       | 78   | 29.1%            | IIw           | 45.79 |      |
| 162B                    | Downs silt loam, 2 to 5 percent        |           | 90       | 90   | 3.0%             | Ile           | 4.74  |      |
| 162C                    | Downs silt loam, 5 to 9 percent        |           | 75       | 85   | 2.7%             | IIle          | 4.23  |      |
| 162C2                   | Downs silt loam, 5 to 9 percent        |           | 73       | 82   | 0.5%             | IIle          | 0.86  |      |
| 162D2                   | Downs silt loam, 9 to 14 percent       |           | 63       | 58   | 7.7%             | IIle          | 12.1  |      |
| 162D3                   | Downs silty clay loam, 9 to 14         |           | 60       | 49   | 6.7%             | IVe           | 10.5  |      |
| 163C2                   | Fayette silt loam, 5 to 9 percent      |           | 68       | 76   | 0.9%             | IIle          | 1.4   |      |
| 163D3                   | Fayette silty clay loam, 9 to 14       |           | 56       | 44   | 1.5%             | IVe           | 2.4   |      |
| 729B                    | Ackmore-Nodaway complex, 2 to 5        |           | 83       | 80   | 3.0%             | IIw           | 4.7   |      |
| 911B                    | Colo-Ely complex, 2 to 5 percent       |           | 85       | 82   | 10.0%            | Ile           | 15.7  |      |

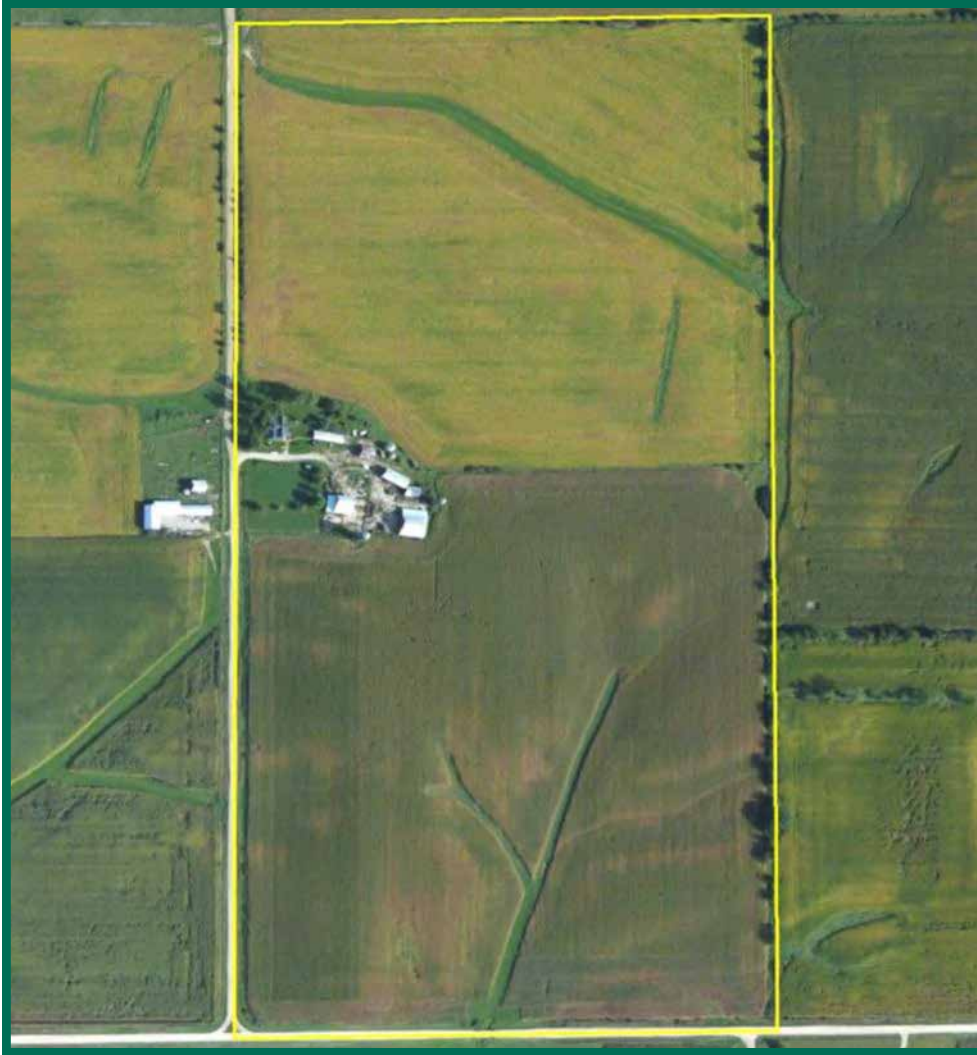
**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

**Troy R. Louwagie, ALC**  
 Licensed Real Estate Broker in IA & IL  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mt. Vernon, IA 52314

319-895-8858  
 TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## Aerial Photo: Parcel 4



### Property Information Parcel 4 - 80 Acres m/l

#### Location

From Tipton: 2½ miles south on Highway 38 and a ½ mile east on 255th Street. Located at the corner of 255th Street and Madison Avenue.

#### Address

1522 Madison Avenue  
Tipton, Iowa 52772

#### Legal Description

The W ½ of the NE ¼ of Section 19, Township 80 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

#### Price & Terms

- \$780,000
- \$9,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Seller

Frances M. Kuehl Trust.

#### Possession

Negotiable, subject to the 2015 Cash Rent Lease on the cropland and buildings and subject to the House Lease.

#### Real Estate Tax

Taxes Payable 2014 - 2015: \$3,194.00  
Net Taxable Acres: 77 Acres  
Tax per Net Tax. Ac: \$41.48

#### FSA Data

Farm Number: 4498 and 4499  
Tract Number: 7576 and 7577  
Crop Acres: 76.8 Acres  
Corn Base: 41 Acres  
Corn PLC Yield: 136 Bu.  
Bean Base: 21 Acres  
Bean PLC Yield: 43 Bu.

#### Soil Types / Productivity

Primary soils are Tama, Downs and Coloe. See soil map for detail.

- **CSR2:** 78.7 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 79.3 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 78.0 per County Assessor, based on net taxable acres.

#### Land Description

Gently rolling.

#### House

There is a two-story farmhouse that was built around 1888 consisting of 2,335 finished square feet. There is one bedroom on the main level and 5 bedrooms on the second level. The home includes two bathrooms. The main level bathroom was recently updated. There is no heat to the second level.

#### Buildings / Improvements

There are various older outbuildings. That would work well for storage or livestock.

#### Water & Well Information

The well is located southeast of the house.

#### Septic System

The status of the septic system is unknown. The sellers are selling "as is" and "where is" and are exempt from the Time of Transfer Inspection as the seller is a trust.

#### Reserved Items

The tenants reserve all personal property.

#### Comments

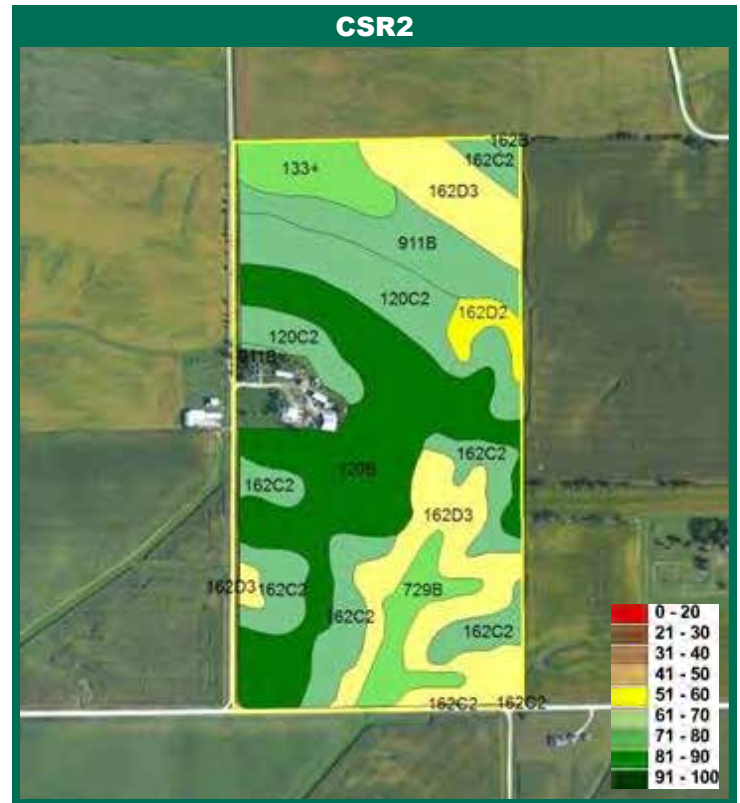
Gently rolling, productive farmland with a nice house and outbuildings.

**Troy R. Louwagie, ALC**  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)

## Soil Maps: Parcel 4



| Measured Tillable Acres |                                        | 76.7 | Avg. CSR |                  | 79.3          | Avg. CSR2* |  | 78.7 |
|-------------------------|----------------------------------------|------|----------|------------------|---------------|------------|--|------|
| Soil Label              | Soil Name                              | CSR  | CSR2     | Percent of Field | Non_Irr Class | Acres      |  |      |
| 120B                    | Tama silty clay loam, 2 to 5 percent   | 95   | 95       | 29.1%            | Ile           | 22.36      |  |      |
| 120C2                   | Tama silty clay loam, 5 to 9 percent   | 78   | 87       | 13.3%            | IIle          | 10.22      |  |      |
| 133+                    | Colo silt loam, 0 to 2 percent slopes, | 85   | 78       | 5.4%             | IIlw          | 4.13       |  |      |
| 162B                    | Downs silt loam, 2 to 5 percent        | 90   | 90       | 0.4%             | Ile           | 0.30       |  |      |
| 162C2                   | Downs silt loam, 5 to 9 percent        | 73   | 82       | 15.5%            | IIle          | 11.89      |  |      |
| 162D2                   | Downs silt loam, 9 to 14 percent       | 63   | 58       | 2.0%             | IIle          | 1.55       |  |      |
| 162D3                   | Downs silty clay loam, 9 to 14         | 60   | 49       | 21.1%            | IVe           | 16.22      |  |      |
| 729B                    | Ackmore-Nodaway complex, 2 to 5        | 83   | 80       | 4.8%             | IIlw          | 3.7        |  |      |
| 911B                    | Colo-Ely complex, 2 to 5 percent       | 85   | 82       | 8.3%             | Ile           | 6.4        |  |      |

**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

**Troy R. Louwagie, ALC**  
 Licensed Real Estate Broker in IA & IL  
 102 Palisades Road & Hwy. 1, PO Box 50  
 Mt. Vernon, IA 52314

319-895-8858  
 TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)