



# LAND FOR SALE

*Cedar County*

**195.23**  
ACRES +/-



## FARM DESCRIPTION

**PRICE: \$2,400,375**

Iowa Land Company is honored to represent the Donald R. Kallenberger Estate. Located in East Central Cedar County, Iowa sits this productive tillable farm. The farm lies in a great agricultural area, only 3.5 miles west of Bennett, Iowa and 7 miles southeast of Tipton, Iowa and is situated in Section 13 of Center Township. The entire farm offers 195.23 taxable acres with 186.50 FSA cropland acres and is leased for the 2023 growing season. The CSR2 weighted average for the cropland acres is 77. There is tile in place on the farm (see tile maps below the photos). This is a great opportunity for local farmers to expand their current farming operation and to give investors the ability to purchase quality farmland acres, in an area where farmland does not come available to the public often. Here is your chance to acquire a productive row crop farm in a strong farming community.



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# AERIAL PHOTO

*Cedar County*

**195.23**  
ACRES +/-



## FARM SPECIFICATIONS:

### Asking Price:

\$2,400,375 or \$12,500/Acre

### Location:

From Bennett, Iowa, head south out of town on Cedar Street/ Union Avenue for .7 miles. Turn right onto 250th Street for 2.8 miles. Farm will be on the north side (right side) of the road. See For Sale Signs.

### Legal Description:

195.23 +/- Taxable (net) acres located in Cedar County, Iowa – Center Township, Section 13. Exact legal description will come from the abstract.

### Tax Information:

\$5,952 Estimated Annually (2022)



# SOIL MAP

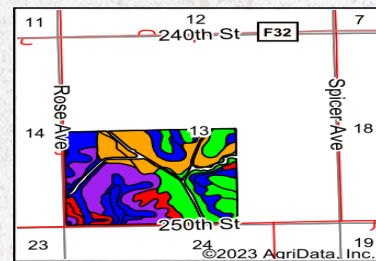
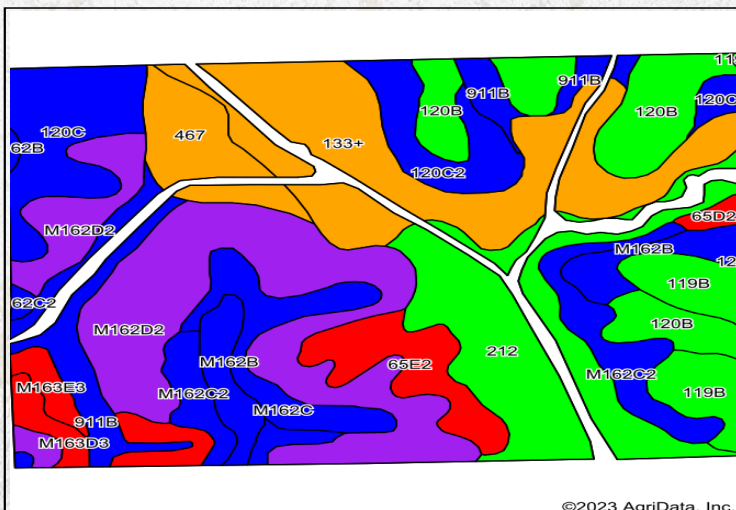
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## Details

- Located 3.5 miles west of Bennett, Iowa
- Located 7 miles southeast of Tipton, Iowa
- Center Township, Sections 13
- 195.23 +/- Taxable (net) Acres
- 186.50 +/- FSA Cropland Acres
- 77 CSR2 Average on the Cropland Acres
- Rolling topography allows for natural drainage with tile improvements in place
- Farm has been well taken care of by the same tenant for over 40 years
- Cover crop has been practiced the last 8 years
- Average Yields - Corn (210-225 bushels), Beans (70 bushels)
- Farm is lease for 2023 agricultural season
- Farm will have an open lease to the buyer for the 2024 agricultural season

## Soils Map



State: Iowa  
County: Cedar  
Location: 13-80N-2W  
Township: Center  
Acres: 186.46  
Date: 8/24/2023



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: 1A031, Soil Area Version: 27

| Code   | Soil Description                                                      | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | *i Corn Bu | *i Soybeans Bu | CSR2** | CSR | Bromegrass alfalfa AUM | Bromegrass alfalfa hay Tons | Corn Bu | Oats Bu | Smooth bromegrass AUM | Soybeans Bu |
|--------|-----------------------------------------------------------------------|-------|------------------|-------------|------------------|------------|----------------|--------|-----|------------------------|-----------------------------|---------|---------|-----------------------|-------------|
| M162D2 | Downs silt loam, till plain, 9 to 14 percent slopes, eroded           | 36.15 | 19.4%            |             | IVe              | 0.0        | 0.0            | 57     |     |                        |                             |         |         |                       |             |
| 133+   | Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash | 27.55 | 14.8%            |             | IIw              | 204.8      | 59.4           | 78     | 85  |                        |                             |         |         |                       |             |
| 212    | Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded       | 22.48 | 12.1%            |             | Iw               | 228.8      | 66.4           | 92     | 94  |                        |                             |         |         |                       |             |
| 120B   | Tama silty clay loam, 2 to 5 percent slopes                           | 15.66 | 8.4%             |             | Ile              | 232.0      | 67.3           | 95     | 95  |                        |                             |         |         |                       |             |
| 120C   | Tama silty clay loam, 5 to 9 percent slopes                           | 11.77 | 6.3%             |             | IIle             | 216.0      | 62.6           | 90     | 80  |                        |                             |         |         |                       |             |
| M162C2 | Downs silt loam, till plain, 5 to 9 percent slopes, eroded            | 11.02 | 5.9%             |             | IIle             | 0.0        | 0.0            | 82     |     |                        |                             |         |         |                       |             |
| 911B   | Colo-Ely complex, 0 to 5 percent slopes                               | 9.98  | 5.4%             |             | IIw              | 204.8      | 59.4           | 86     | 85  |                        |                             |         |         |                       |             |
| 119B   | Muscataine silty clay loam, 2 to 5 percent slopes                     | 8.22  | 4.4%             |             | Ile              | 232.0      | 67.3           | 95     | 95  |                        |                             |         |         |                       |             |

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# PROPERTY PHOTOS

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# ABOUT US

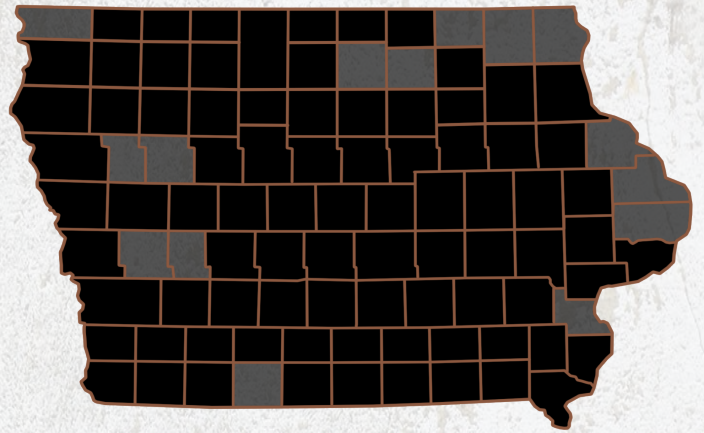
*We are Iowa Land Company*

**A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA**

## WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farmland real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

-  LAND AUCTIONS
-  LAND LISTINGS
-  NATIONAL MARKETING



**"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS"**

*-Iowa Land Company*

Nick and Cody are your local Land Brokers for Iowa Land Company, a family owned business which they Co-Founded with their two brothers Matt and Luke Skinner. Our goal is to be a trusted source in the Iowa farmland market while connecting buyers and sellers of Iowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of Iowa Land. We look forward to the opportunity to work for you and your family.



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