

Mather Trust Farm



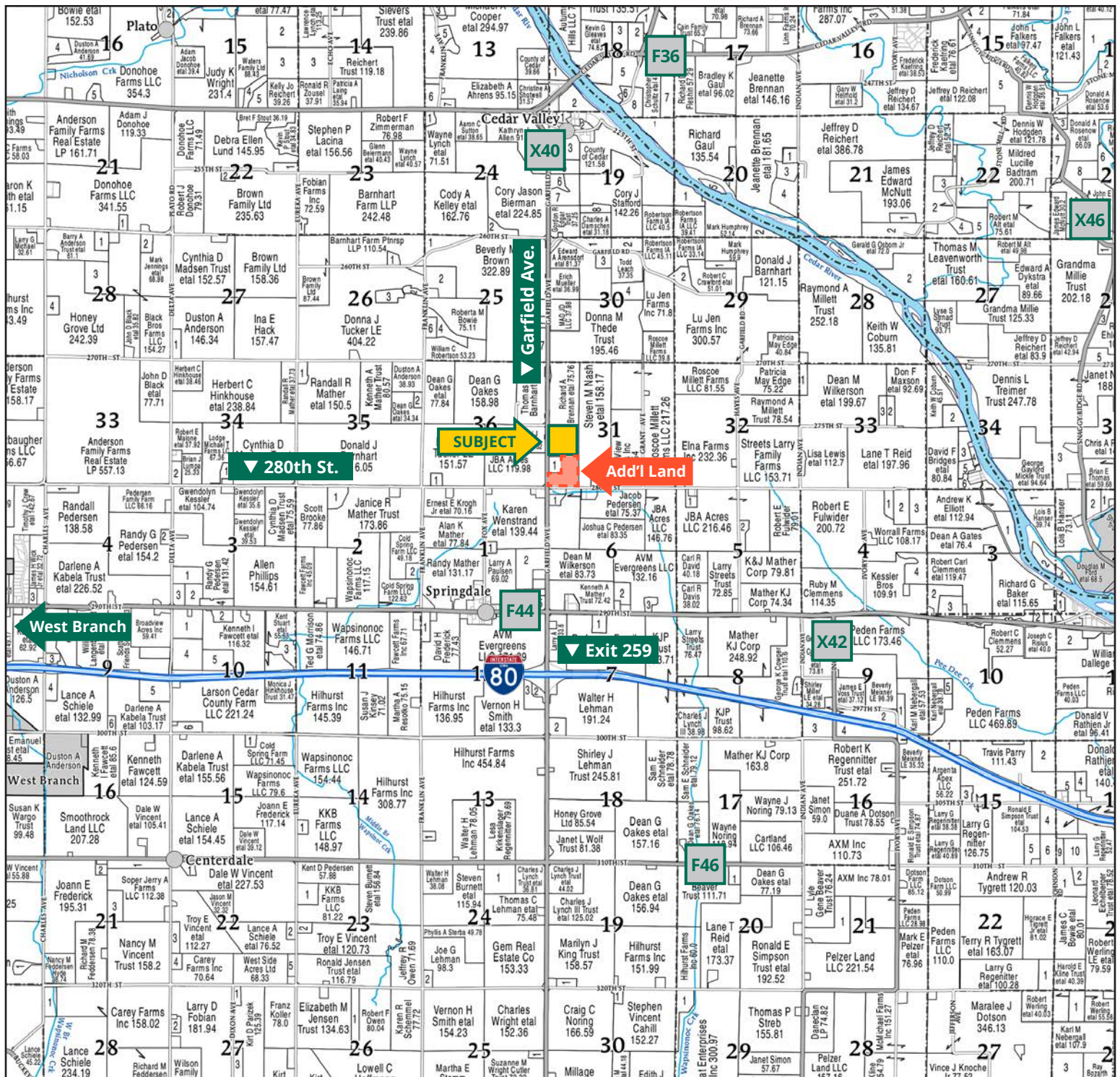
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

39.96 Acres, m/l
Cedar County, IA



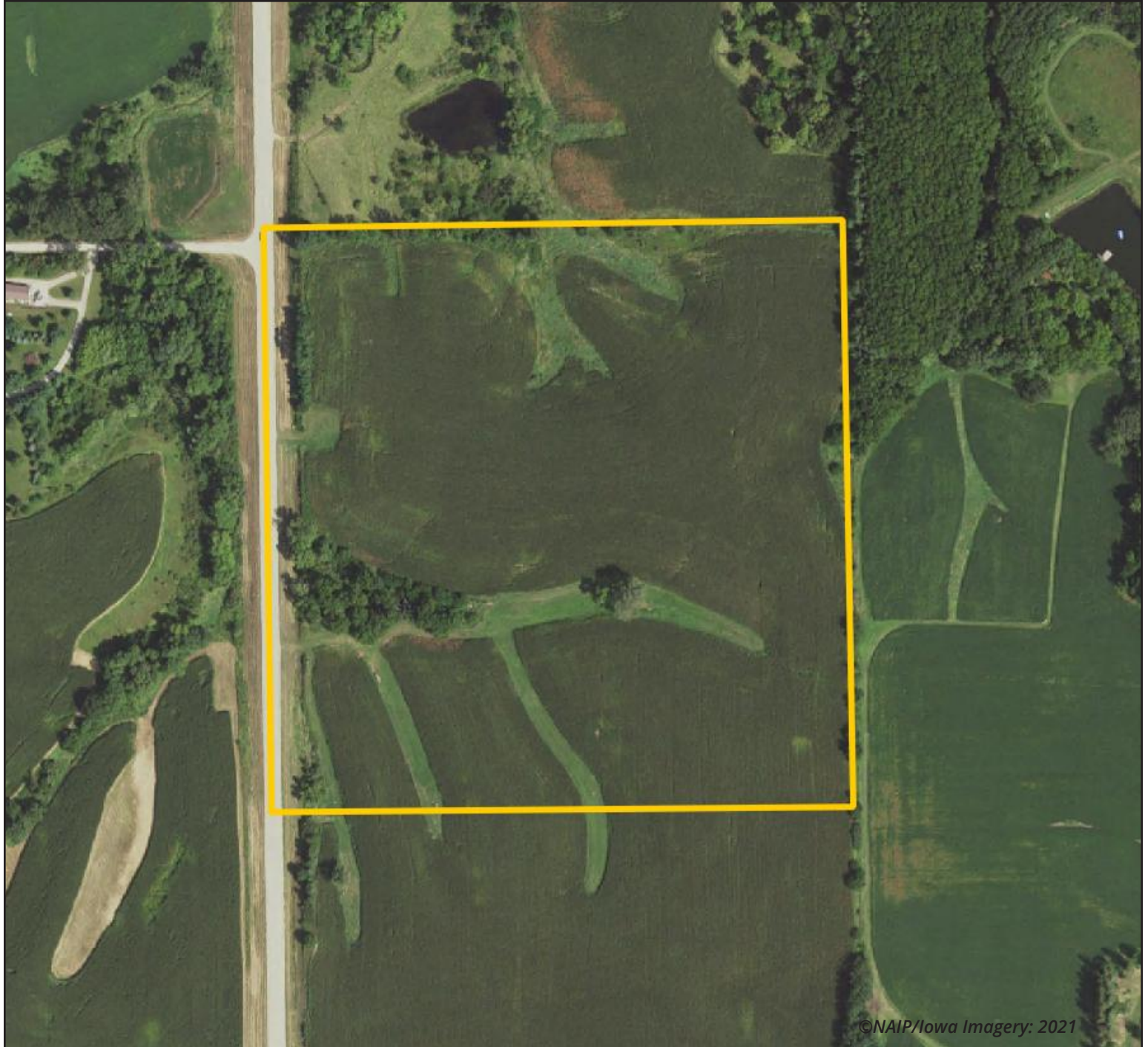
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Est. FSA/Eff. Crop Acres: 35.05 | Soil Productivity: 64.80 CSR2



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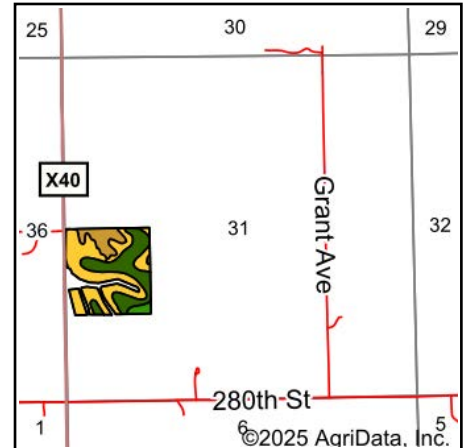
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State: **Iowa**
 County: **Cedar**
 Location: **31-80N-3W**
 Township: **Iowa**
 Acres: **35.05**
 Date: **2/4/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA031, Soil Area Version: 30						
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	15.10	43.1%		IVe	57
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	10.91	31.1%		Ile	90
M163E2	Fayette silt loam, till plain, 14 to 18 percent slopes, eroded	4.37	12.5%		IVe	36
M163D	Fayette silt loam, till plain, 9 to 14 percent slopes	3.55	10.1%		IIle	50
291	Atterberry silt loam, 1 to 3 percent slopes	1.12	3.2%		Iw	85
Weighted Average					3.18	64.8

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From West Branch: 4 miles east on I-80 to exit 259 and then 1¾ miles north on Garfield Ave. The property is on the east side of the road.

Simple Legal

NW¼ SW¼, excepting Parcel C, in Section 31, Township 80 North, Range 3 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$409,590.00
- \$10,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable. Subject to lease.

Real Estate Tax

Taxes Payable 2024-2025: \$1,150.00
Gross Acres: 39.96
Net Taxable Acres: 37.78
Tax per Net Taxable Acre: \$30.44

Lease Status

A cash rent lease is in place for the 2025 crop year.

FSA Data

Farm Number 4505, Part of Tract 9261
FSA/Eff. Crop Acres: 35.05*
Corn Base Acres: 26.26*
Corn PLC Yield: 172 Bu.
Bean Base Acres: 8.79*
Bean PLC Yield: 48 Bu.
**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Downs and Fayette. CSR2 on the estimated FSA/Eff. crop acres is 64.80. 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 topography is gently rolling.

Drainage

Drainage is natural.

Buildings/Improvements

None.

Water & Well Information

None.

Solid Waste

There are some old metal items in the ravine along western boundary of the farm.

Comments

This a nice Cedar County farm located on a hard-surfaced road. It would make an attractive building site in rural Cedar County.

Additional Land for Sale

Seller has an additional tract of land for sale located south of this property. See Additional Land Aerial Photo.



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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Southwest Corner Looking Northeast



Southeast Corner Looking Northwest



West Looking East



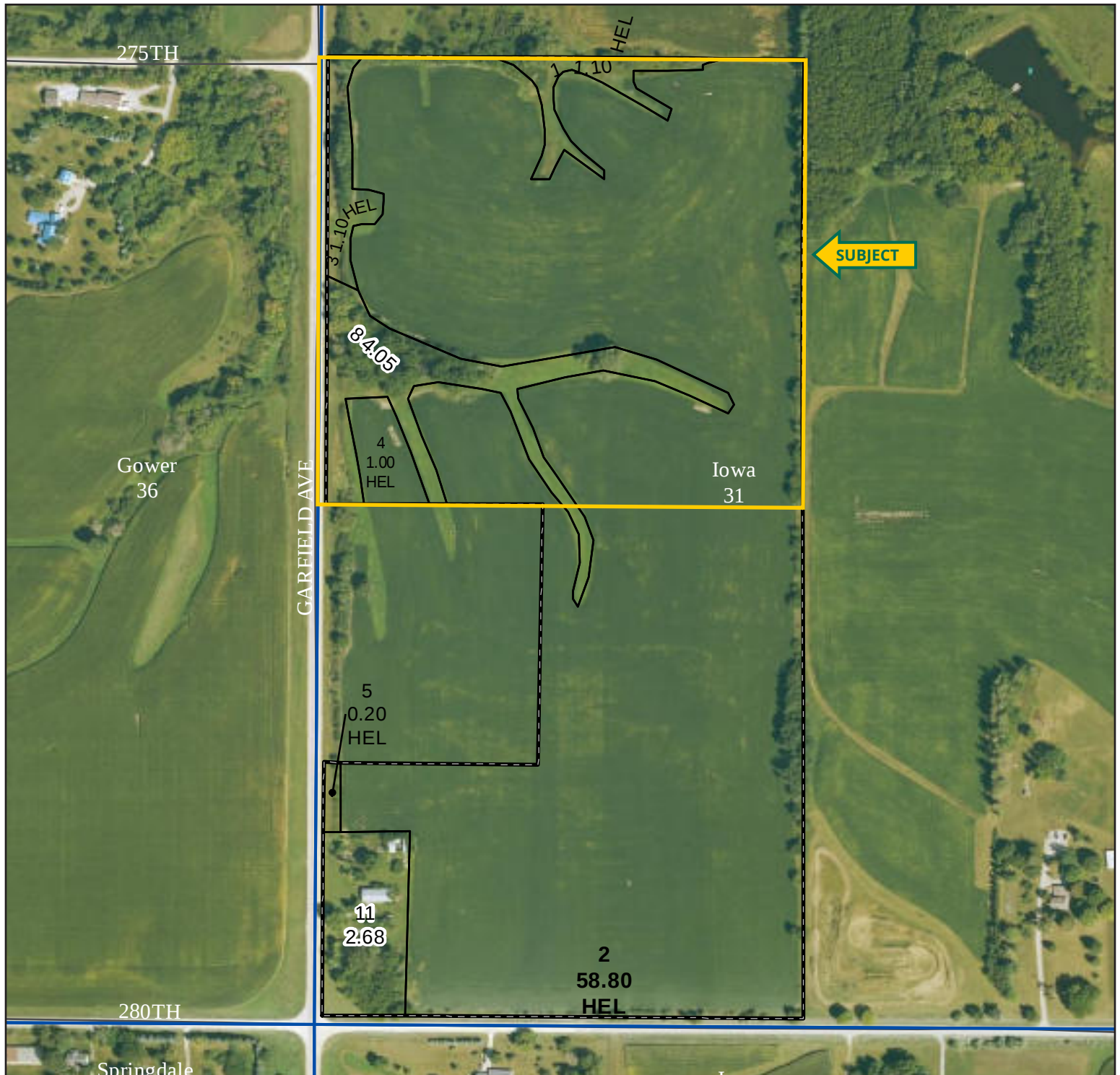
Northwest Corner Looking Southeast

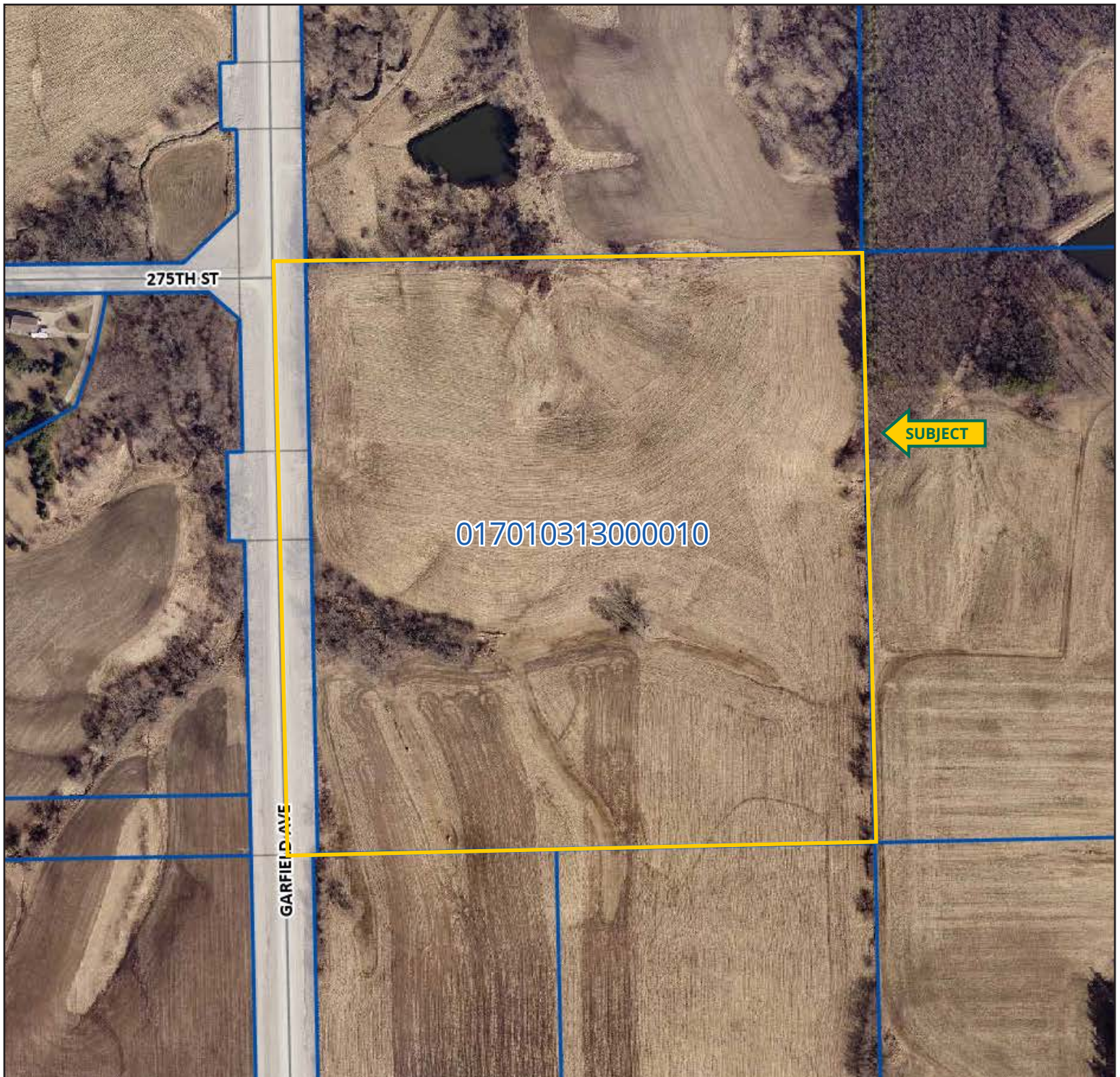


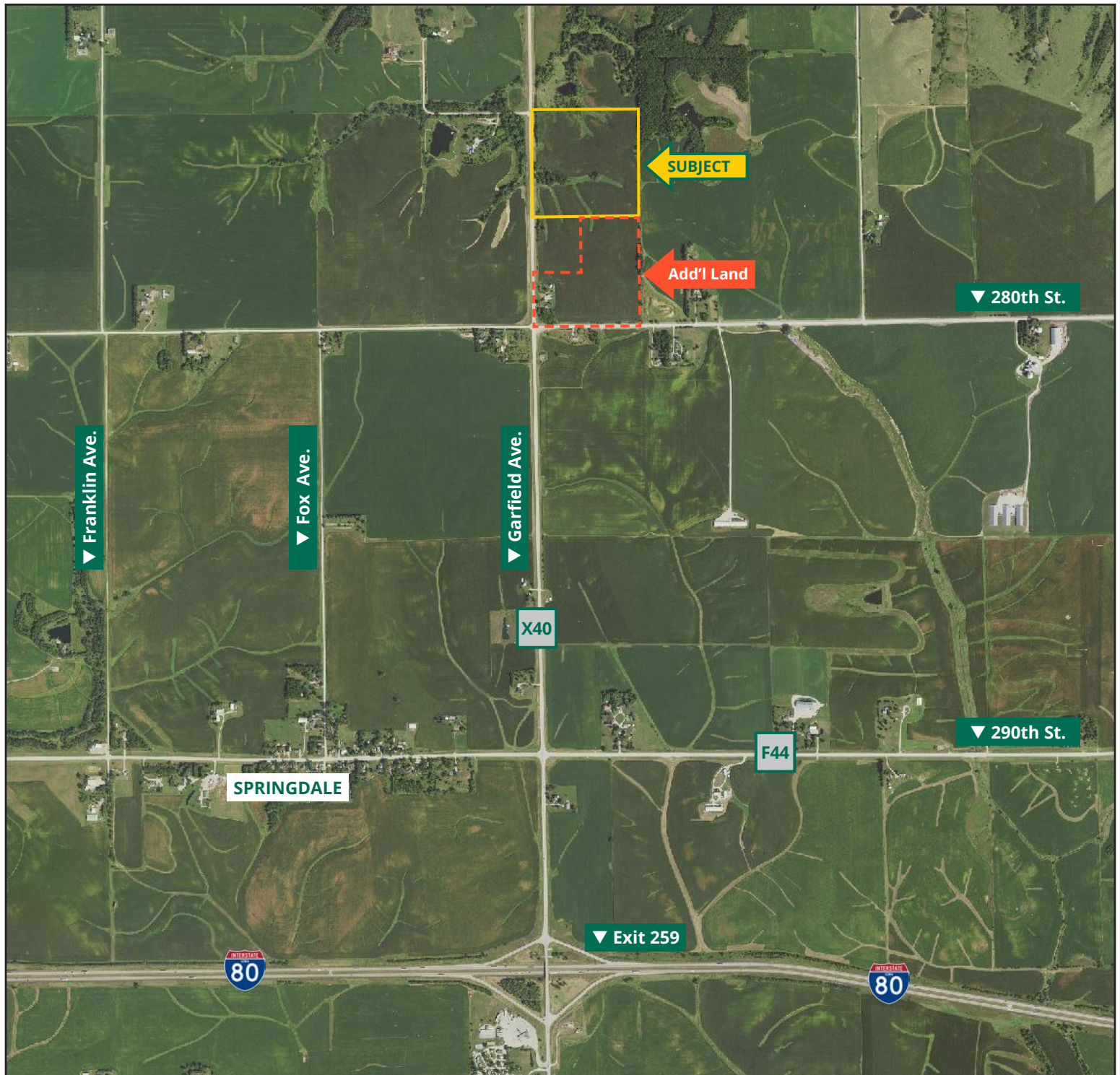
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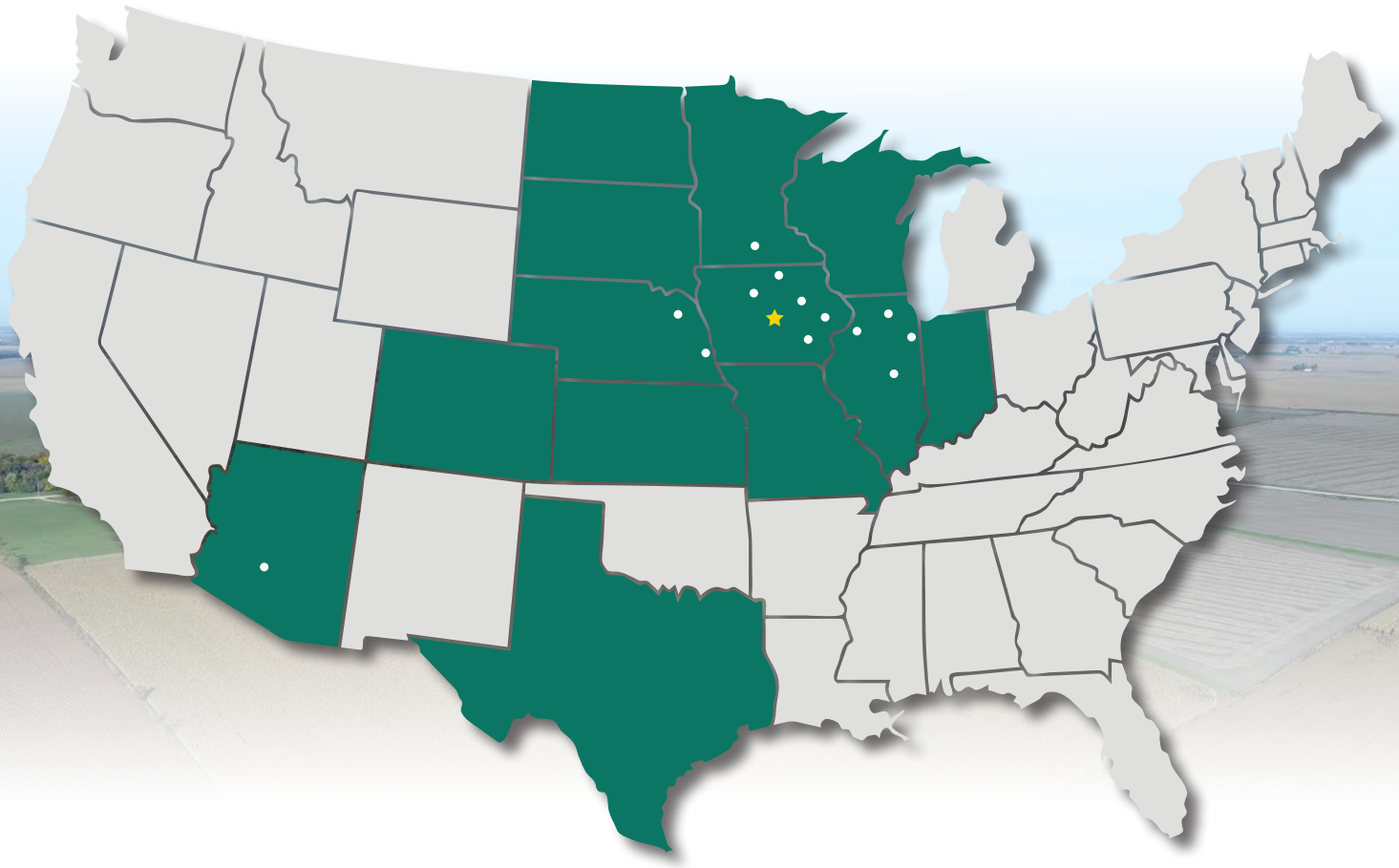
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