

Mather Trust Farm



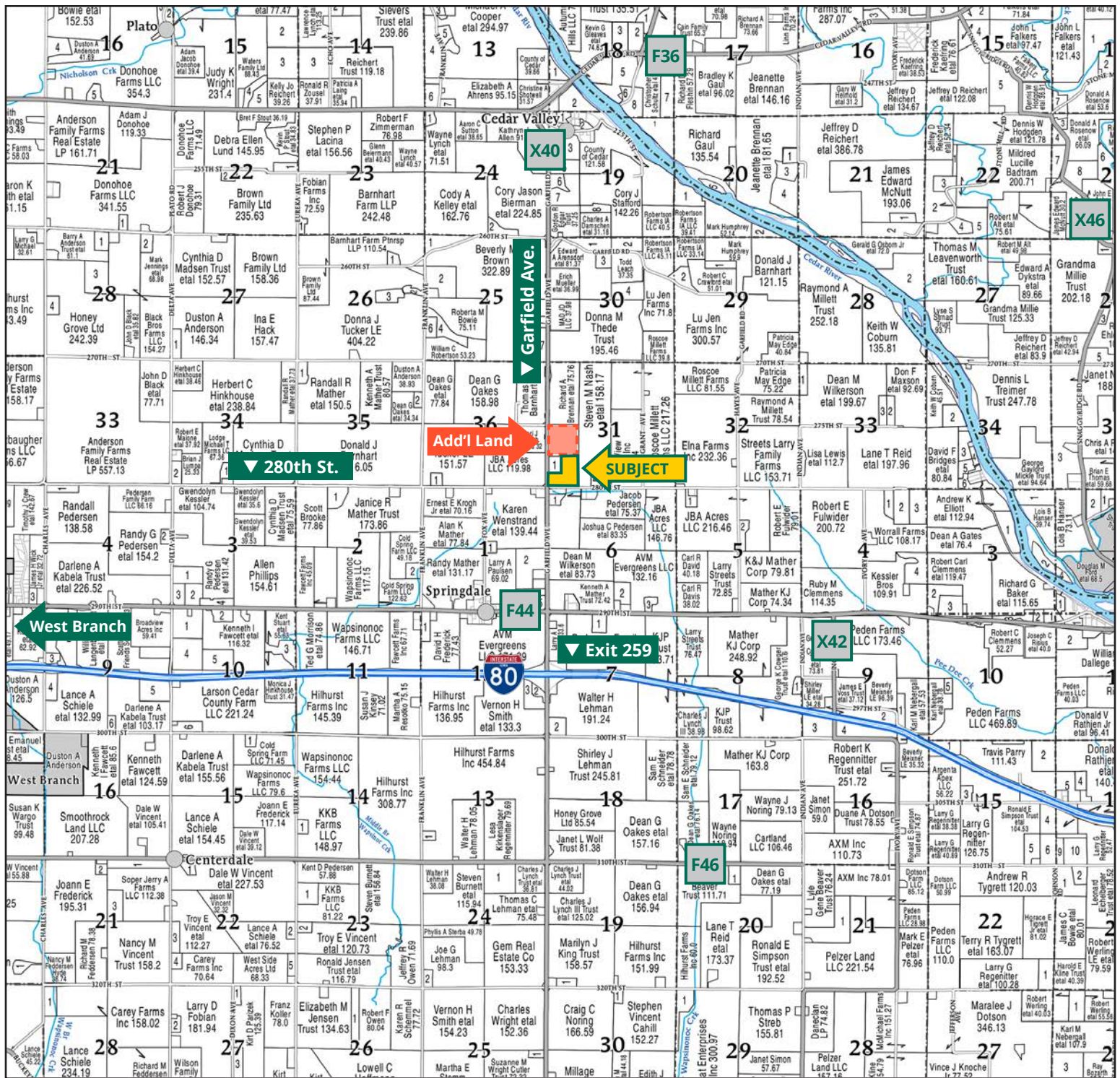
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Mount Vernon, IA 52314-0050 | www.Hertz.ag

30.04 Acres, m/l
Cedar County, IA



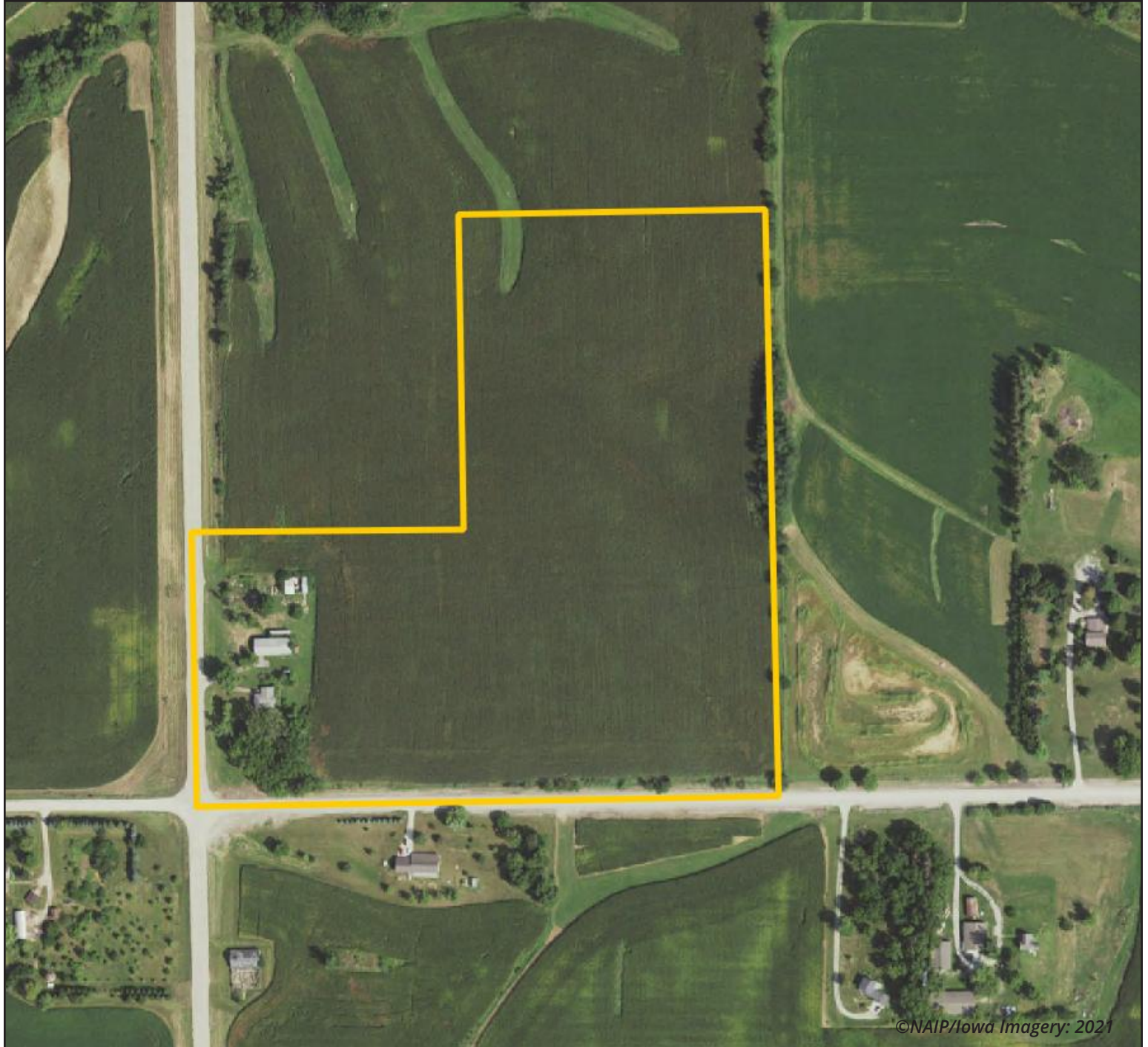
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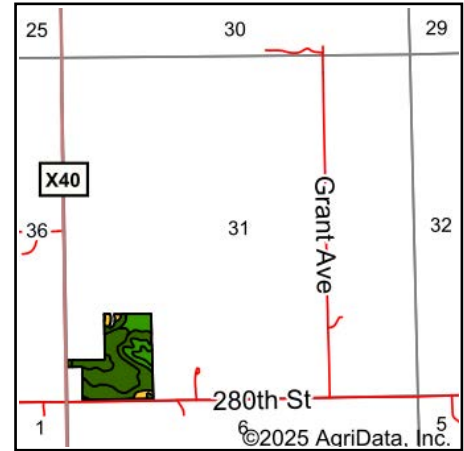
Est. FSA/Eff. Crop Acres: 27.15 | Soil Productivity: 90.70 CSR2



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State: **Iowa**
 County: **Cedar**
 Location: **31-80N-3W**
 Township: **Iowa**
 Acres: **27.15**
 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**
119	Muscatine silty clay loam, 0 to 2 percent slopes	9.29	34.2%		Iw	100
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	8.77	32.3%		Ile	90
291	Atterberry silt loam, 1 to 3 percent slopes	2.53	9.3%		Iw	85
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	2.09	7.7%		IIIe	82
118	Garwin silty clay loam, 0 to 2 percent slopes	2.03	7.5%		IIw	90
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	1.23	4.5%		IVe	57
911B	Colo-Ely complex, 0 to 5 percent slopes	1.13	4.2%		IIw	86
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.08	0.3%		IIIe	85
Weighted Average					1.74	90.7

**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 1½ miles north on Garfield Ave. The property is on the northeast side of the intersection with 280th St.

Simple Legal

SW¼ 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.*

Address

1794 Garfield Ave.
West Branch, IA 52358

Price & Terms

- \$458,110.00
- \$15,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Possession of the house and buildings is negotiable. Possession of the cropland is subject to the 2025 cash rent lease.

Real Estate Tax

Taxes Payable 2024-2025: \$2,268.00
Gross Acres: 30.04
Net Taxable Acres: 27.78

Lease Status

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

FSA Data

Farm Number 4505, Part of Tract 9261
FSA/Eff. Crop Acres: 27.15*

Corn Base Acres: 20.34*

Corn PLC Yield: 172 Bu.

Bean Base Acres: 6.81*

Bean PLC Yield: 48 Bu.

**Acres are estimated pending reconstitution of farm by the Cedar County FSA office.*

Soil Types/Productivity

Primary soils are Muscatine 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 topography is gently rolling.

Drainage

The drainage is natural.

Buildings/Improvements

Improvements include a ranch home, built around 1967, consisting of 1,092 finished square feet. The main level includes three bedrooms, one full

bathroom, an eat-in kitchen, a living room and a laundry room. The main level is partially surfaced with hard-wood floors. The lower level is unfinished. The exterior of the home has vinyl siding and a newer asphalt roof. There is a one-stall garage attached to the home. The condition of the home is classified as below average.

Outbuildings include a machine shed and an older, open-front livestock barn.

Water & Well Information

The well is located west of the house.

Septic System

The septic system is located southeast of the house. The Seller is exempt from the time of transfer inspection as the Seller is a Trust.

LP Tank

The LP tank is rented.

Comments

This nice Cedar County farm is conveniently located on a hard-surfaced road.

Additional Land for Sale

Seller has an additional tract of land for sale located north 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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Northeast Corner Looking Southwest



Southeast Corner Looking Northwest



Southwest Corner Looking Northeast



Southwest Corner



West Side of Home



Machine Shed

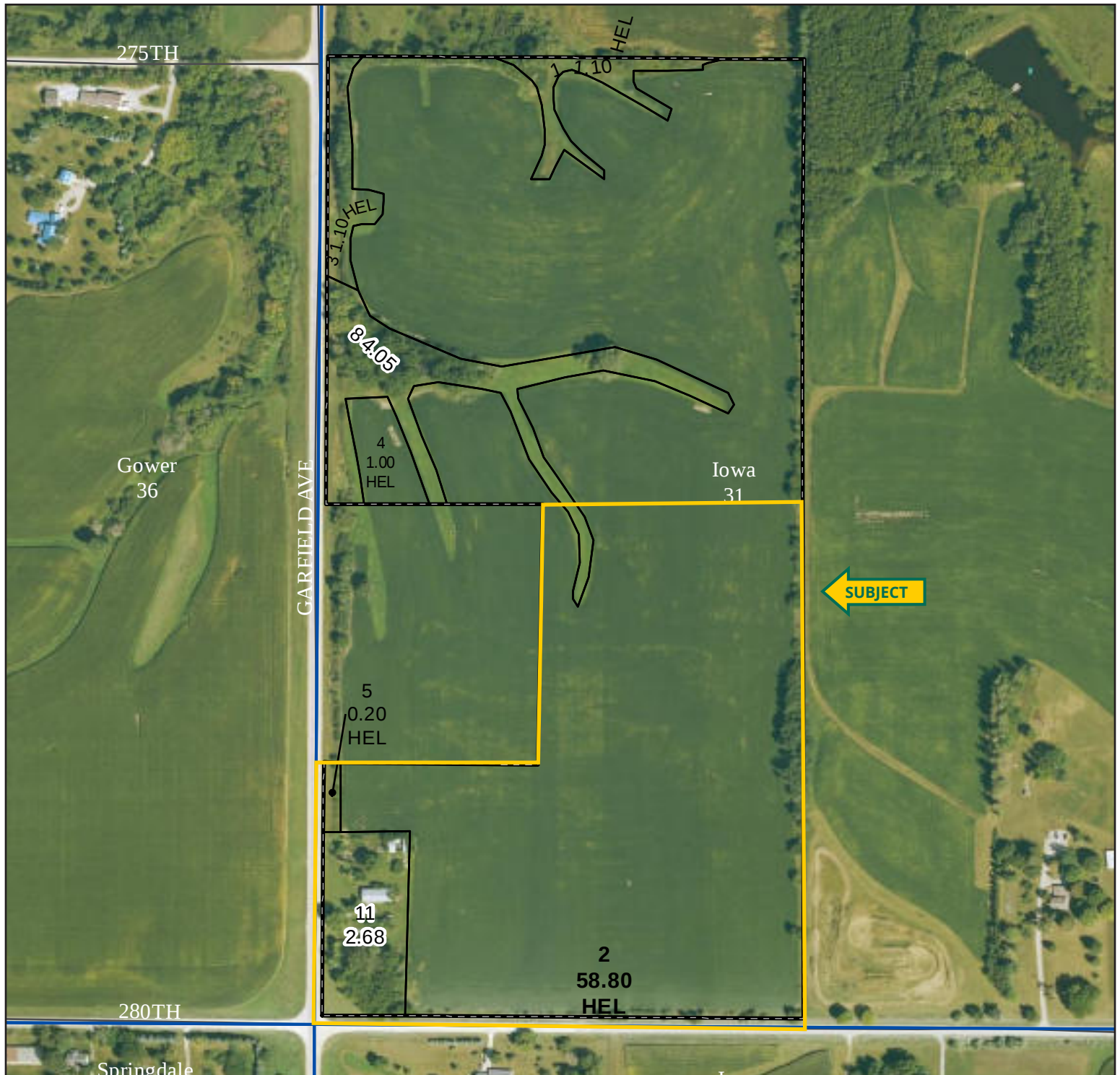


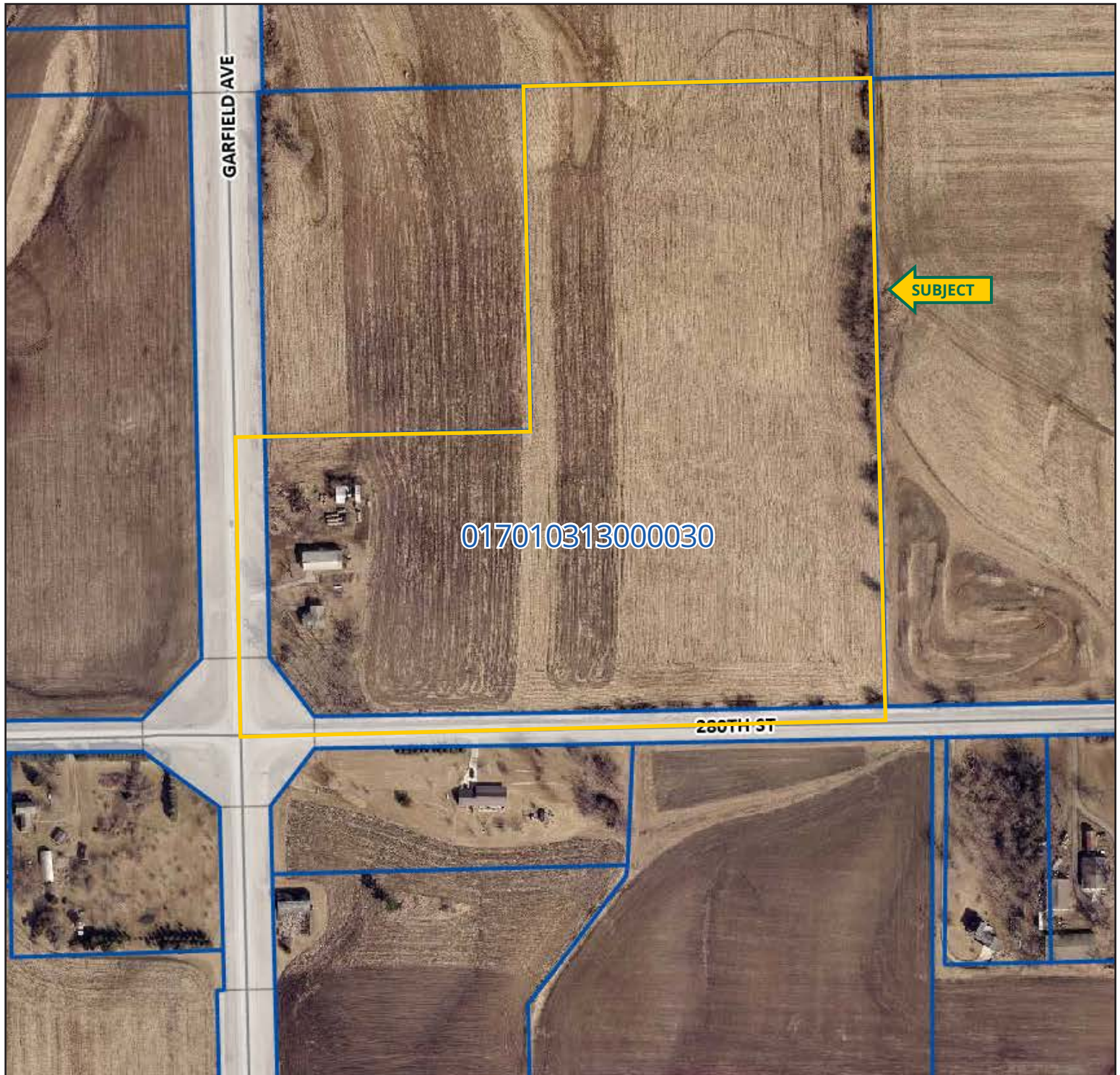
Eat-In Kitchen

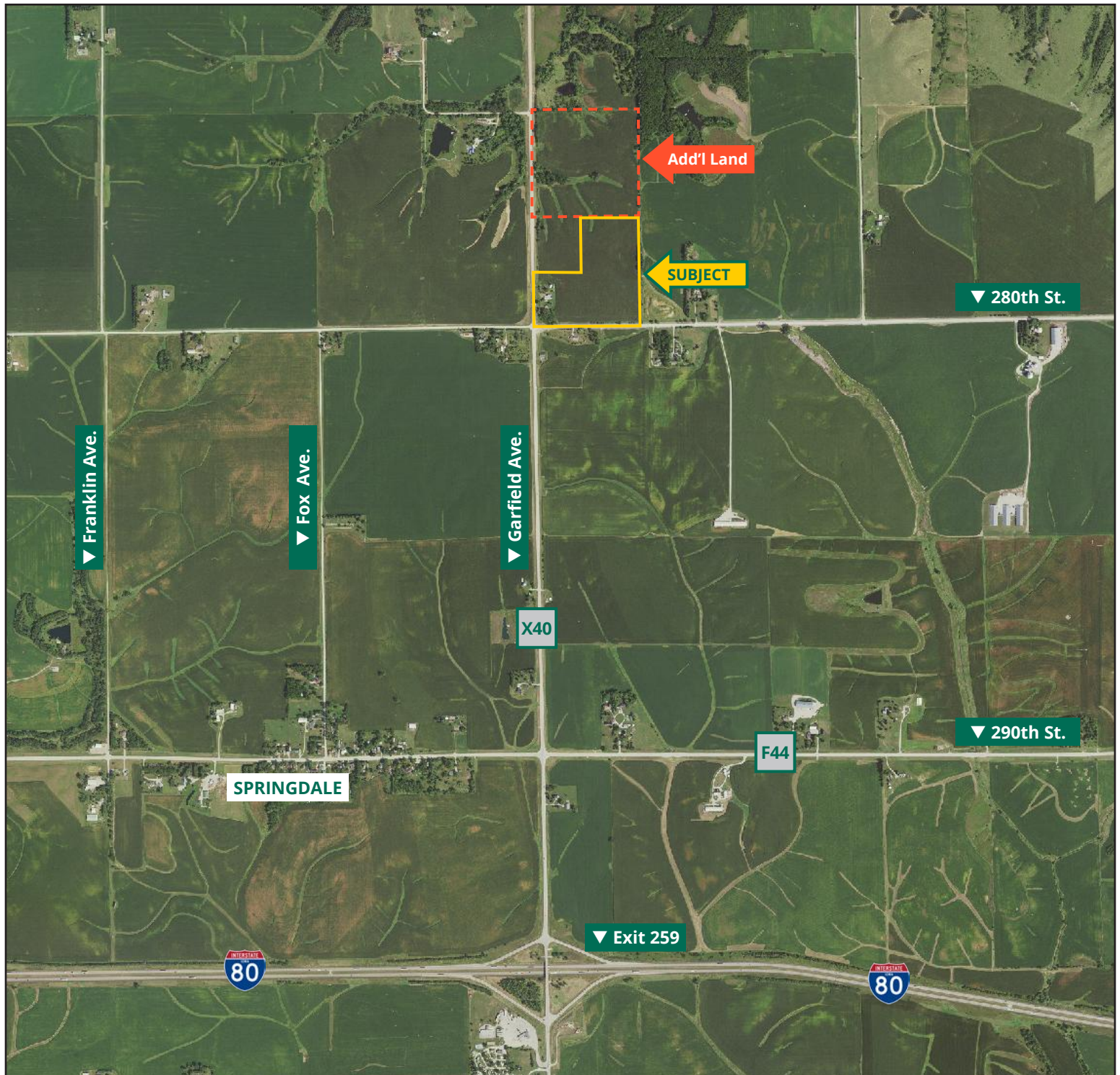


Living Room







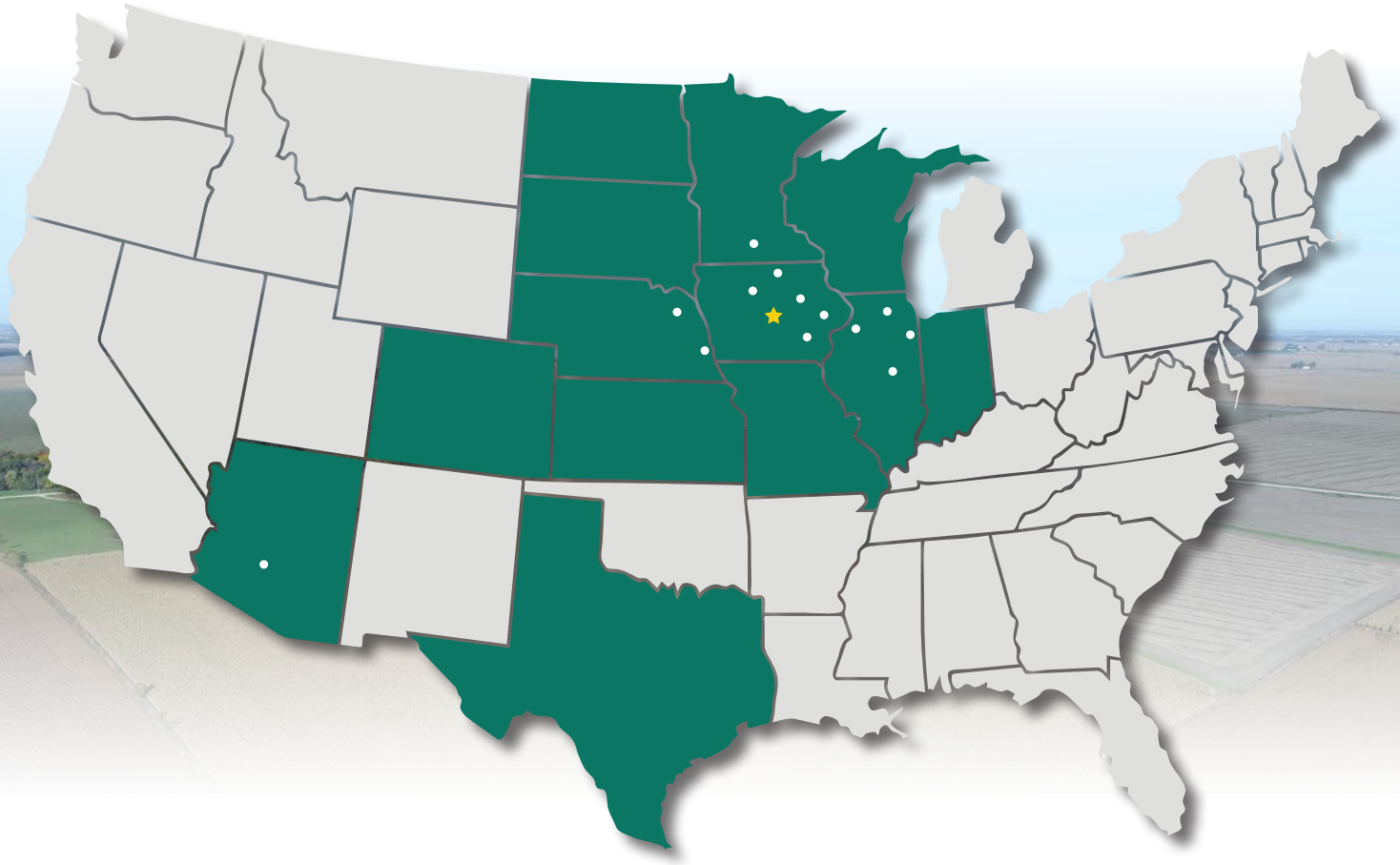


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