

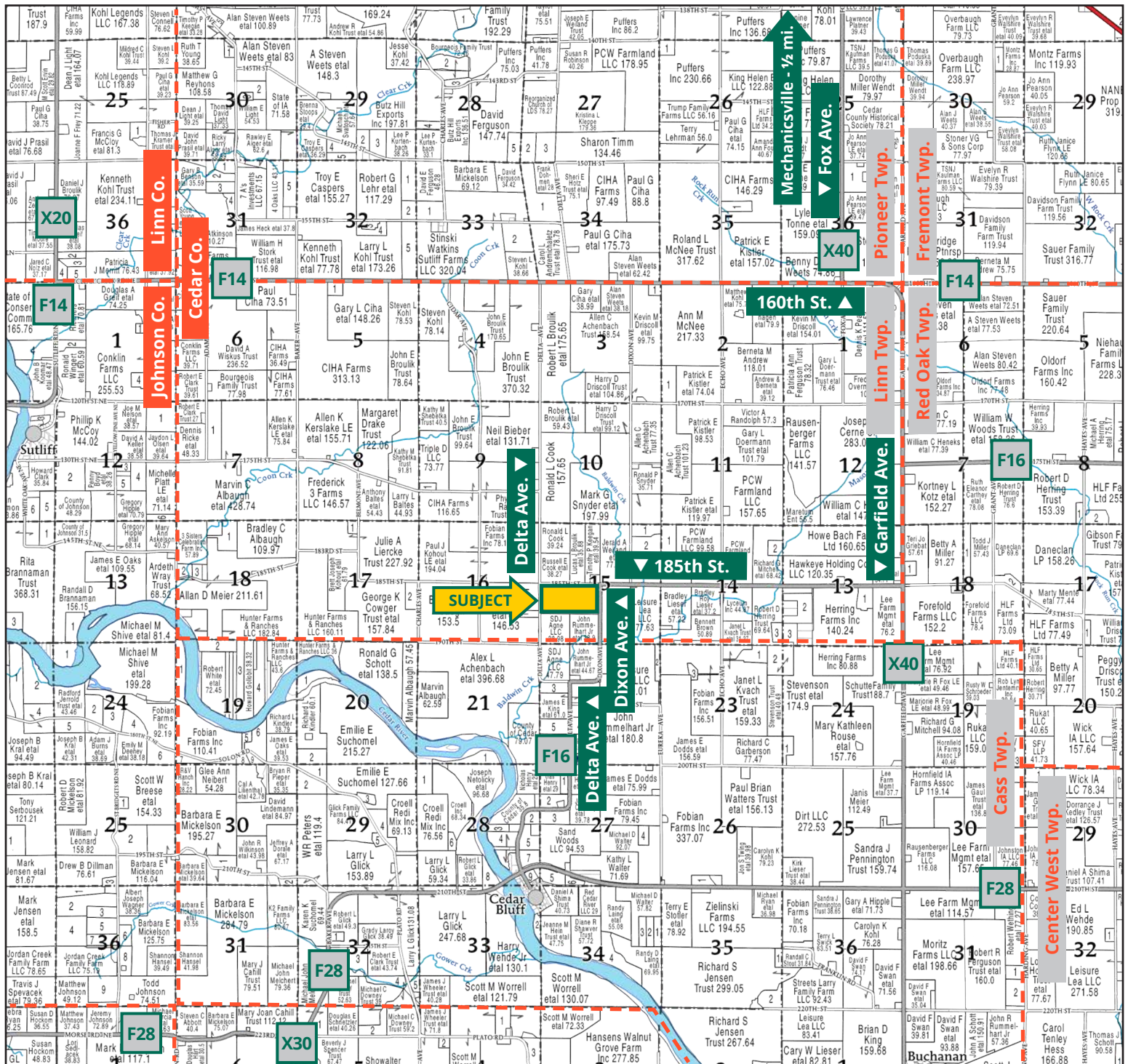
Steffen Living Trust Farm



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

80.00 Acres, m/l
Cedar County, IA

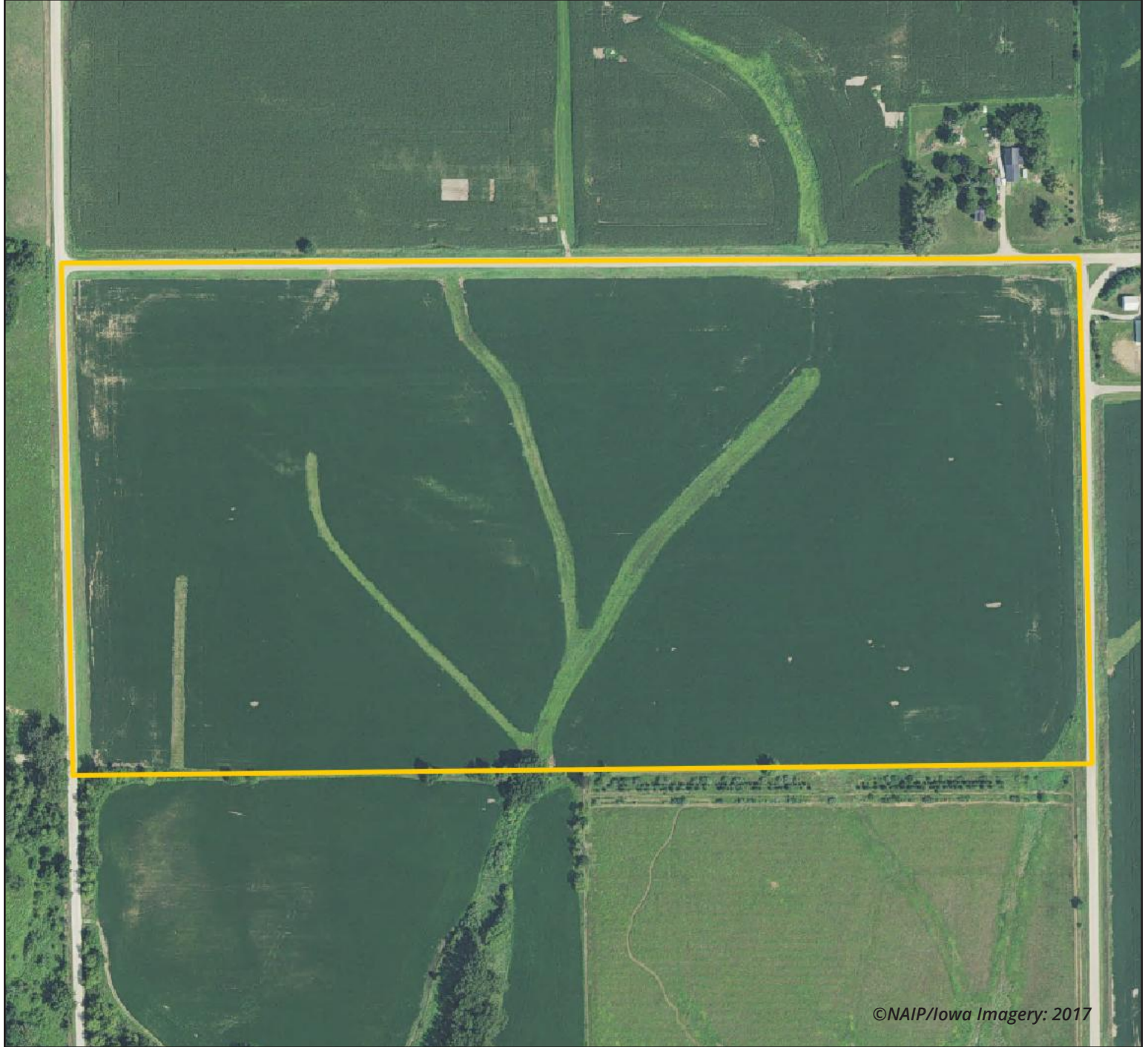


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FSA/Eff. Crop Acres: 77.00 | Mixed Forage Acres: 1.50 | Soil Productivity: 77.40 CSR2

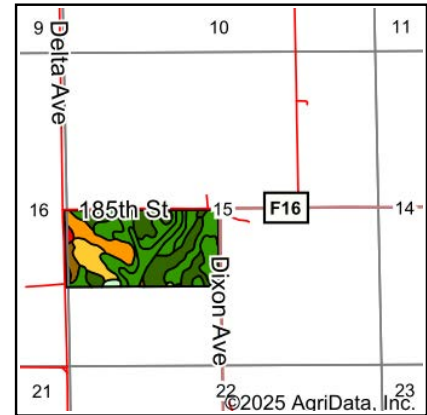


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Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Cedar**
 Location: **15-81N-4W**
 Township: **Linn**
 Acres: **77**
 Date: **9/30/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA031, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
761	Franklin silt loam, 1 to 3 percent slopes	19.67	25.6%		Iw	85
83C	Kenyon loam, 5 to 9 percent slopes	12.87	16.7%		IIle	85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	12.47	16.2%		Ile	94
293C	Fayette-Chelsea-Tell complex, 5 to 9 percent slopes	7.64	9.9%		IIle	48
911B	Colo-Ely complex, 0 to 5 percent slopes	6.52	8.5%		Ilw	86
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	6.15	8.0%		IIle	50
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	4.76	6.2%		IIle	90
814D	Rockton loam, till plain, 5 to 14 percent slopes	2.47	3.2%		IVe	22
83B	Kenyon loam, 2 to 5 percent slopes	2.17	2.8%		Ile	90
412E	Emeline loam, 9 to 18 percent slopes	0.87	1.1%		VIIs	5
450B	Pilot silt loam, 2 to 5 percent slopes	0.77	1.0%		Ile	66
462B	Downs silt loam, terrace, 2 to 5 percent slopes	0.48	0.6%		Ile	90
171C2	Bassett loam, 5 to 9 percent slopes, eroded	0.16	0.2%		IIle	77
Weighted Average					2.26	77.4

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Mechanicsville: 3 miles south on Fox Ave., ½ mile east on 160th St., 2½ miles south on Garfield Ave. and 2½ miles west on 185th St. The farm is southwest of the intersection of 185th St. and Dixon Ave.

From Cedar Bluff: 2 miles north on Delta Ave. and ¾ mile north on Dixon Ave.

Simple Legal

The N½ of the SW¼ of Section 15, Township 81 North, Range 4 West of the 5th P.M. Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$960,000.00
- \$12,000/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,694.00
Gross Acres: 80.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$34.99

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 3094, Tract 6573
FSA/Eff. Crop Acres: 77.00
Cert. Grass Acres: 1.50
Corn Base Acres: 44.60
Corn PLC Yield: 125 Bu.
Bean Base Acres: 32.40
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

Primary soils are Franklin, Kenyon and Dinsdale. CSR2 on the FSA/Eff. crop acres is 77.40. 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.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a well-cared-for Cedar County farm with a 77.40 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.

Northwest Corner Looking Southeast



West Side Looking East



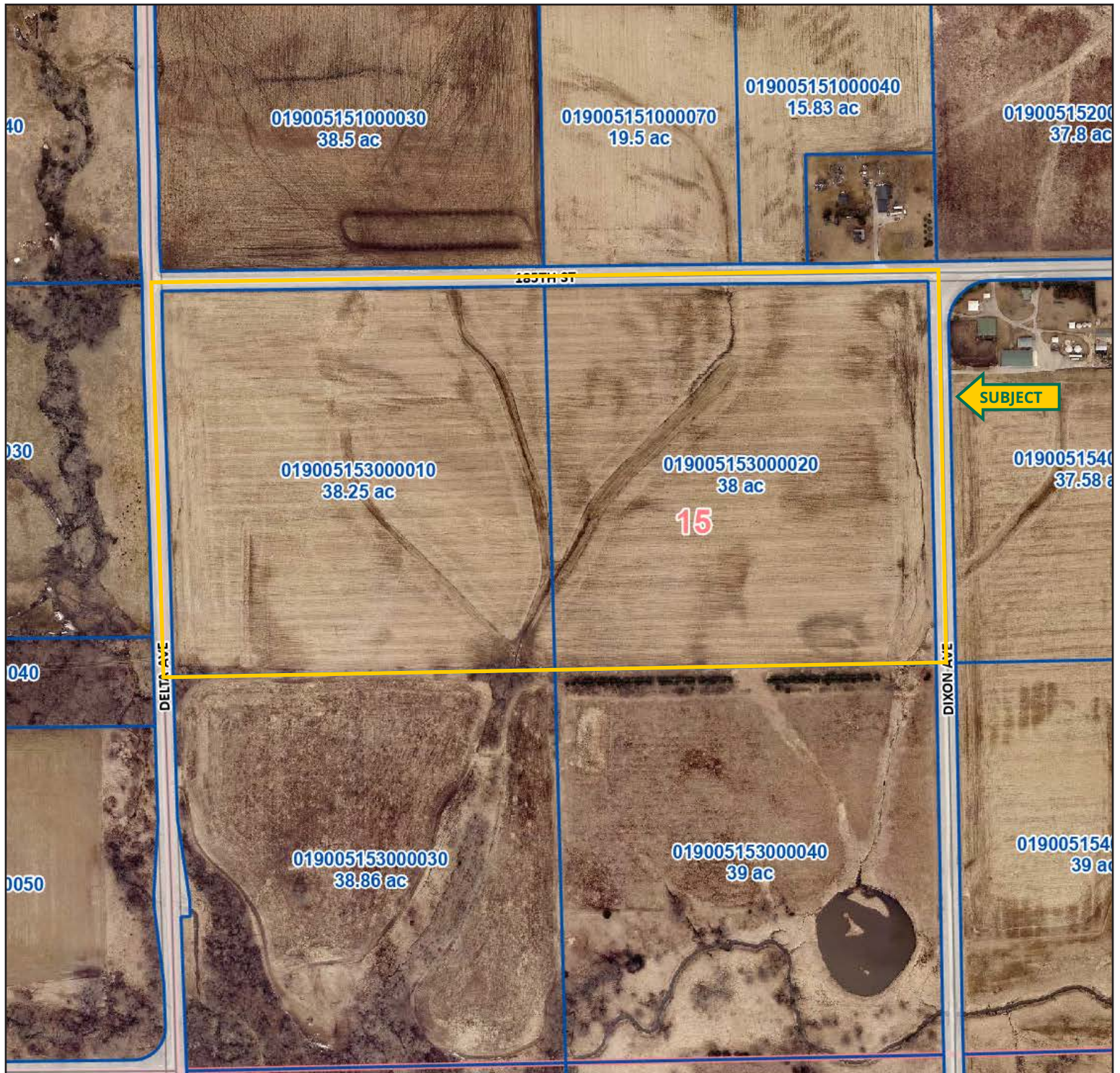
Northeast Corner Looking Southwest



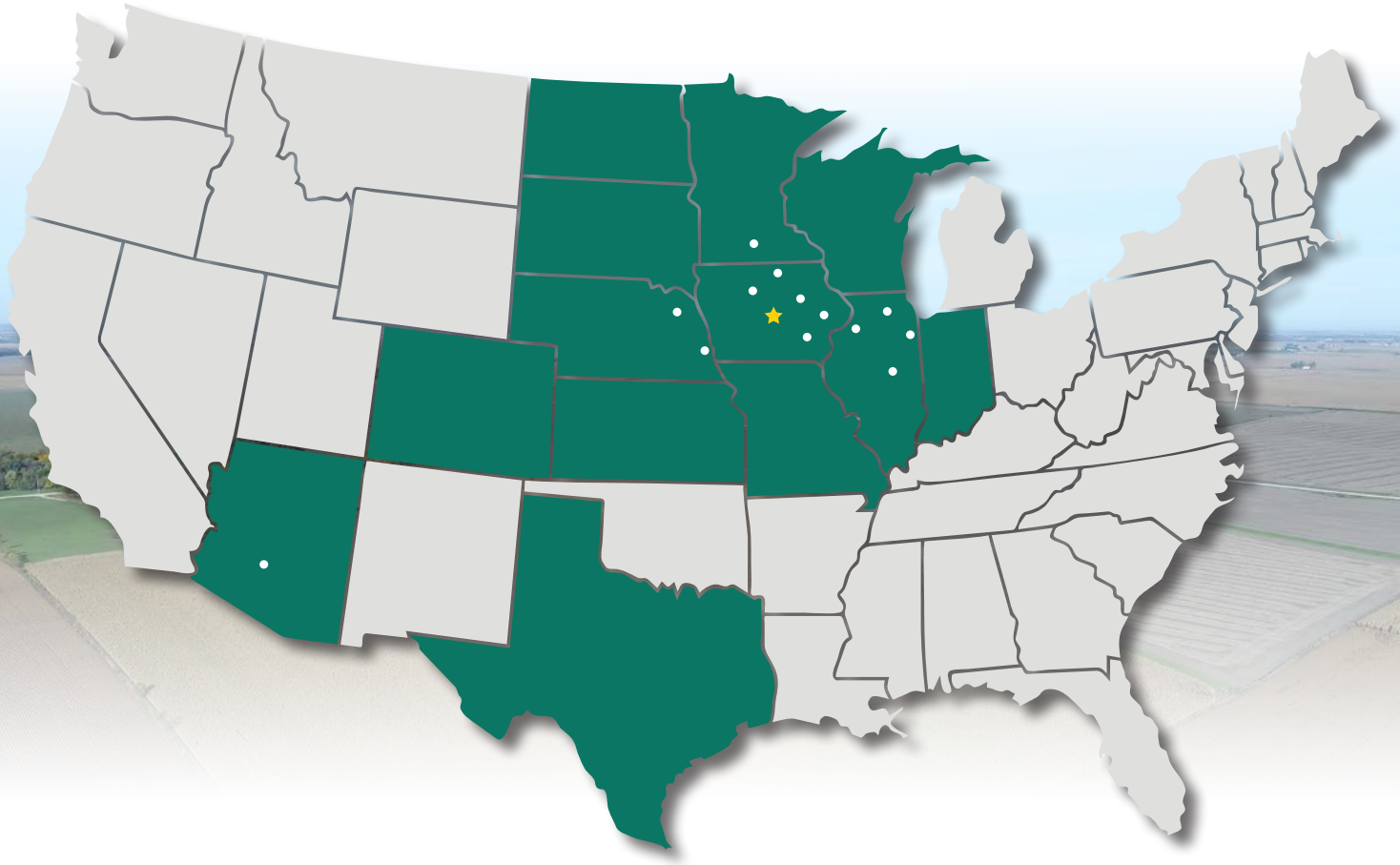
East Side Looking West







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