

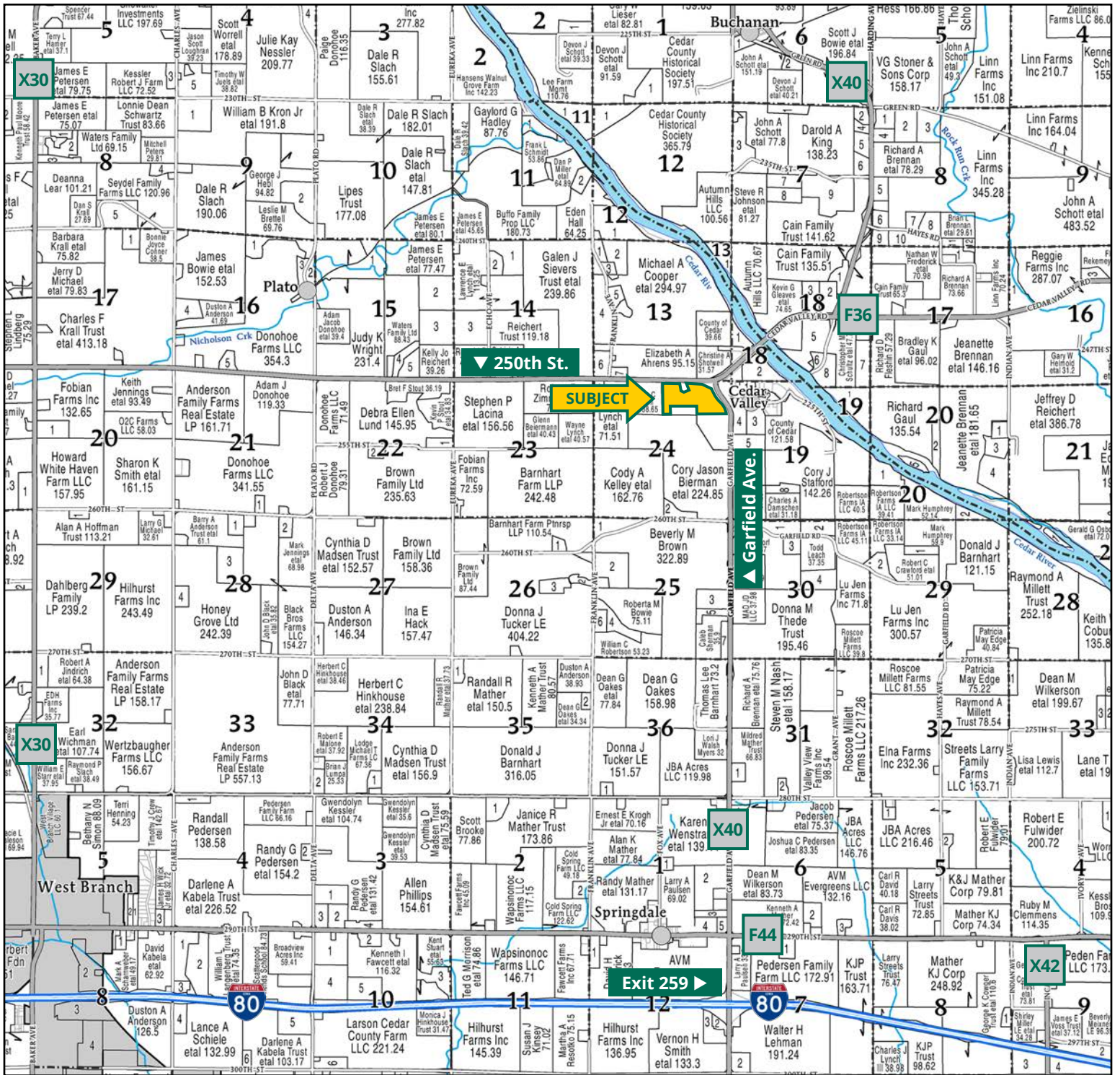
## Kathryn J. Allen Farm



**TROY LOUWAGIE, ALC**  
*Licensed Broker in IA & IL*  
**319.721.4068**  
TroyL@Hertz.ag

**319.895.8858** | 102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**52.59 Acres, m/l**  
**Cedar County, IA**

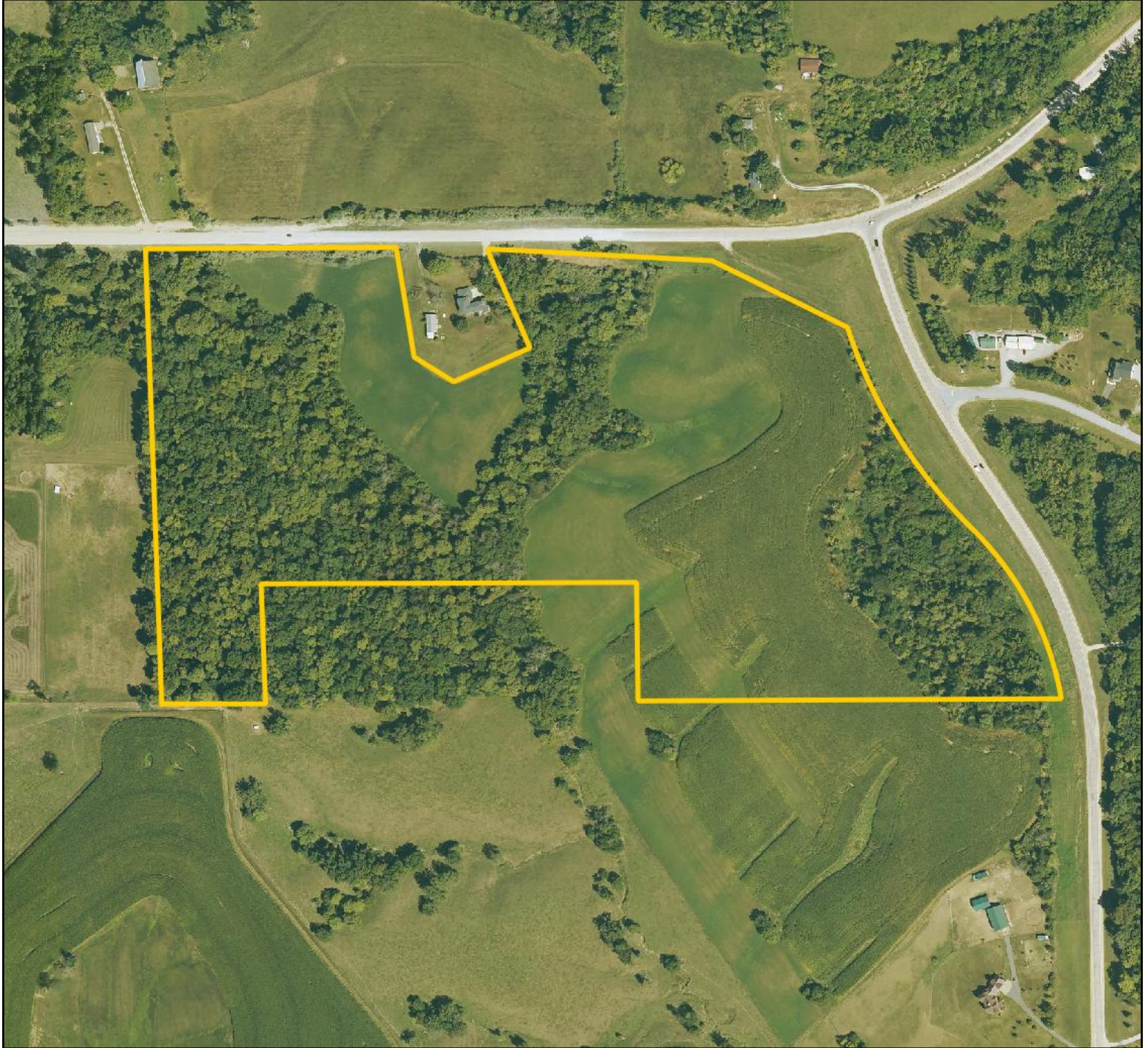


Map reproduced with permission of Farm & Home Publishers, Ltd.

319.895.8858 | 102 Palisades Road & Hwy. 1 | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

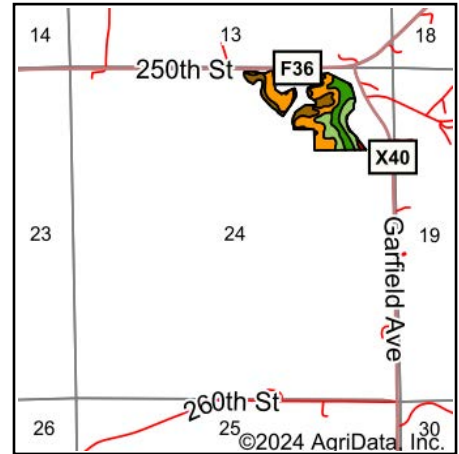
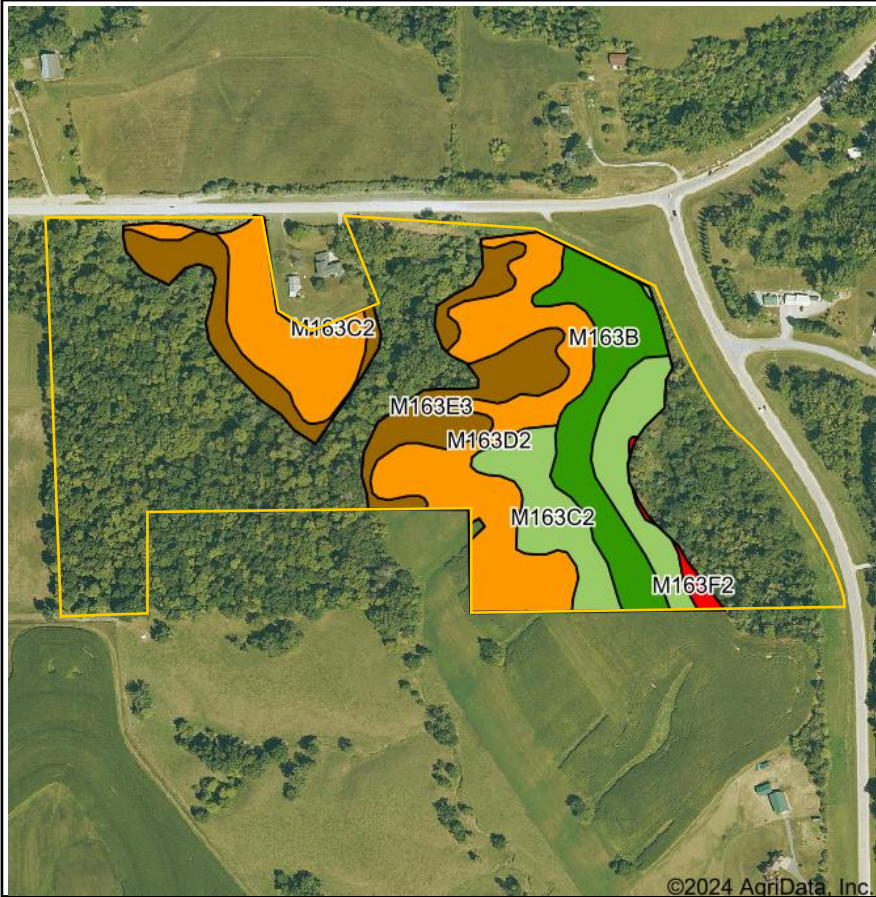
**TROY LOUWAGIE, ALC**  
 319.721.4068  
 TroyL@Hertz.ag

Est. FSA/Eff. Crop Acres: 25.51 | Estimated Forest Reserve Acres: 24.80 | Soil Productivity: 54.50 CSR2



319.895.8858 | 102 Palisades Road & Hwy. 1 | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag



State: **Iowa**  
 County: **Cedar**  
 Location: **24-80N-4W**  
 Township: **Gower**  
 Acres: **25.51**  
 Date: **11/15/2024**








Maps Provided By:  
  
 © AgriData, Inc. 2023 www.AgriDataInc.com



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**
M163D2	Fayette silt loam, till plain, 9 to 14 percent slopes, eroded	10.56	41.3%		IIIe	47
M163E3	Fayette silty clay loam, till plain, 14 to 18 percent slopes, severely eroded	5.55	21.8%		VIe	29
M163C2	Fayette silt loam, till plain, 5 to 9 percent slopes, eroded	4.75	18.6%		IIIe	76
M163B	Fayette silt loam, till plain, 2 to 5 percent slopes	4.35	17.1%		Ile	84
M163F2	Fayette silt loam, till plain, 18 to 25 percent slopes, eroded	0.30	1.2%		VIe	18
<b>Weighted Average</b>					<b>3.52</b>	<b>54.5</b>

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

### Location

**From Cedar Valley:** The property is located on the west side of Cedar Valley on the southwest of the intersection of 250th St. and Garfield Ave.

**From West Branch:** 4½ miles east on I-80 to Exit 259 and 4½ miles north on Garfield Ave.

### Simple Legal

That part of the N½ NE¼ located south and west of the road, excepting Auditor's Parcel B and Amended Lot B, all in Section 24, Township 80 North, Range 4 West of the 5th P.M., Cedar County, Iowa. *Final abstract/title documents to govern legal description.*

### Price & Terms

- \$447,015.00
- \$8,500/acre
- 5% down upon acceptance of offer, balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable 2024-2025: \$706.00\*  
Assessed Acres: 52.59  
Exempt Forest Reserve Acres: 27.00\*

Net Taxable Acres: 25.59\*

Tax per Net Taxable Acre: \$27.59\*

*\*Taxes estimated due to recent survey and tax parcel split. Cedar County Treasurer/Assessor will determine final tax figures.*

### Lease Status

The farm is leased for the 2025 crop year. Contact the listing agent for details.

### FSA Data

Farm Number 2134, Part of Tract 287  
FSA/Eff. Crop Acres: 25.51\*  
Corn Base Acres: 25.51\*  
Corn PLC Yield: 142 Bu.

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

### Soil Types/Productivity

Primary soil is Fayette. CSR2 on the estimated FSA/Eff. crop acres is 54.50. 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 terrain is gently rolling to rolling.

### Drainage

Drainage is natural.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Fence-Line Agreement

There is a fence-line agreement recorded for the west boundary. This agreement states that the party requiring a fence will be responsible for its construction and maintenance. If the other party ever has livestock, the fence maintenance costs will be split 50/50. A similar fence-line agreement will be established for the south boundary. Contact the listing agent for a copy of the fence-line agreement.

### Comments

Located on a hard-surface road in rural Cedar County, this picturesque farm combines income-producing cropland with mature timber. A creek meanders through the property year-round, enhancing the beauty of this scenic location—an ideal place to build your dream home.



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



North Looking Southeast



319.895.8858 | 102 Palisades Road & Hwy. 1 | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)

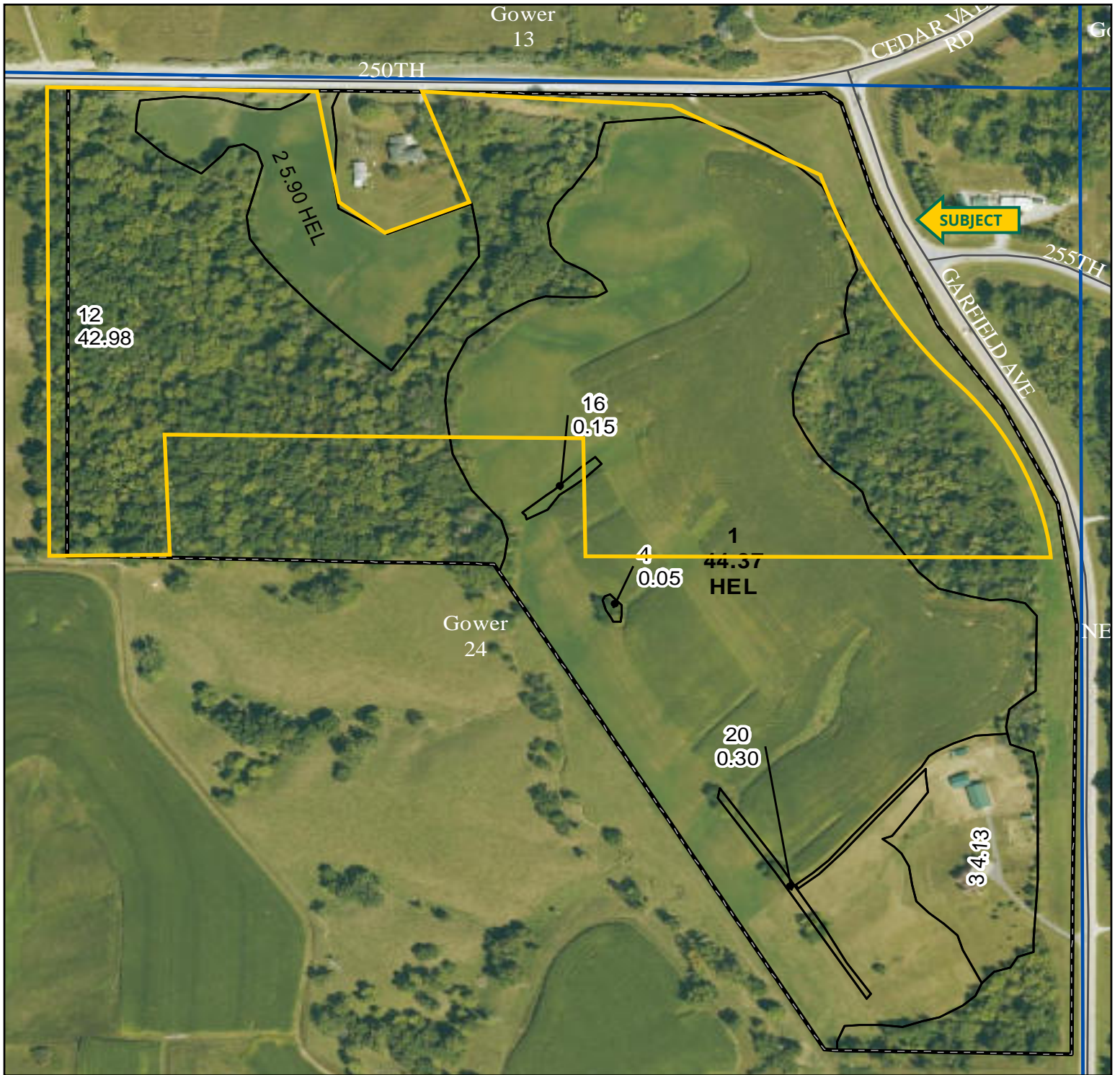
**TROY LOUWAGIE, ALC**  
319.721.4068  
TroyL@Hertz.ag

Northeast Corner Looking Southwest



Southwest Corner Looking Northeast







# MAKE THE MOST OF YOUR FARMLAND INVESTMENT



**Real Estate Sales and Auctions | Professional Buyer Representation  
Certified Farm Appraisals | Professional Farm Management**

**319.895.8858 | 102 Palisades Road & Hwy. 1 | Mount Vernon, IA 52314 | [www.Hertz.ag](http://www.Hertz.ag)**

**TROY LOUWAGIE, ALC**  
**319.721.4068**  
TroyL@Hertz.ag