

FARMLAND AVAILABLE

CEDAR COUNTY, IOWA

112.50 ACRES M/L | Listing #19117



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DOUG YEGGE

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PROPERTY INFORMATION

Peoples Company is excited to present an exceptional opportunity to acquire 112.5 acres m/l of prime farmland in Cedar County, Iowa. This nearly 100% income-generating property features 109 FSA tillable acres, boasting an impressive average CSR2 rating of 85.7, significantly above the county average. This land is characterized by fertile Dinsdale and Franklin loam soils.

Ideally located northwest of Tipton near Highway 30, the farm is in close proximity to ADM in Clinton and ADM in Cedar Rapids, providing advantageous grain marketing opportunities. The farm is rented out at a competitive rate for the 2026 crop year.

This property is conveniently situated just south of Mechanicsville along the paved Garfield Ave in Section 25 of Cass Township, Cedar County, Iowa. Don't miss this chance to invest in a high-quality agricultural asset!



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PRICE: \$1,725,000

NET TAXES: \$4,582.00

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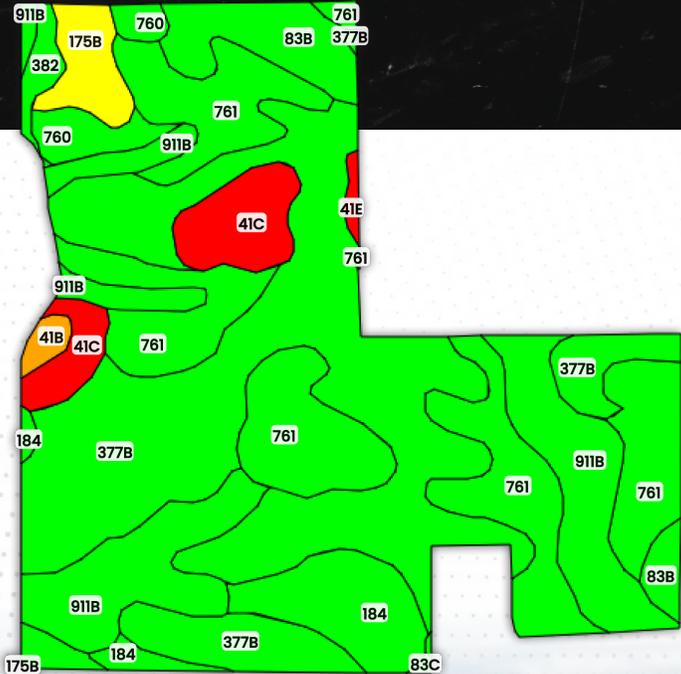
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DIRECTIONS

From Mechanicsville, Iowa travel south on Garfield Avenue for 7.7 miles until reaching the farm. Look for signs.



TILLABLE SOIL MAP

CODE	DESCRIPTION	ACRES	% OF FIELD	IA CSR2
377B	Dinsdale silty clay loam	41.84	38.39%	94
761	Franklin silt loam	26.49	24.30%	85
911B	Colo-Ely complex	16.15	14.82%	86
184	Klinger silty clay loam	6.01	5.52%	95
41C	Sparta loamy sand	5.31	4.87%	37
83B	Kenyon loam	5.23	4.80%	90
175B	Dickinson fine sandy loam	2.60	2.39%	50
760	Ansgar silt loam	2.38	2.18%	85
382	Maxfield silty clay loam	1.04	0.95%	87
377C	Dinsdale silty clay loam	0.81	0.74%	90
41B	Sparta loamy sand	0.67	0.61%	42
41E	Sparta loamy fine sand	0.36	0.33%	17
83C	Kenyon loam	0.10	0.09%	85
			AVERAGE:	85.8



700 6th Avenue
DeWitt, IA 52742



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