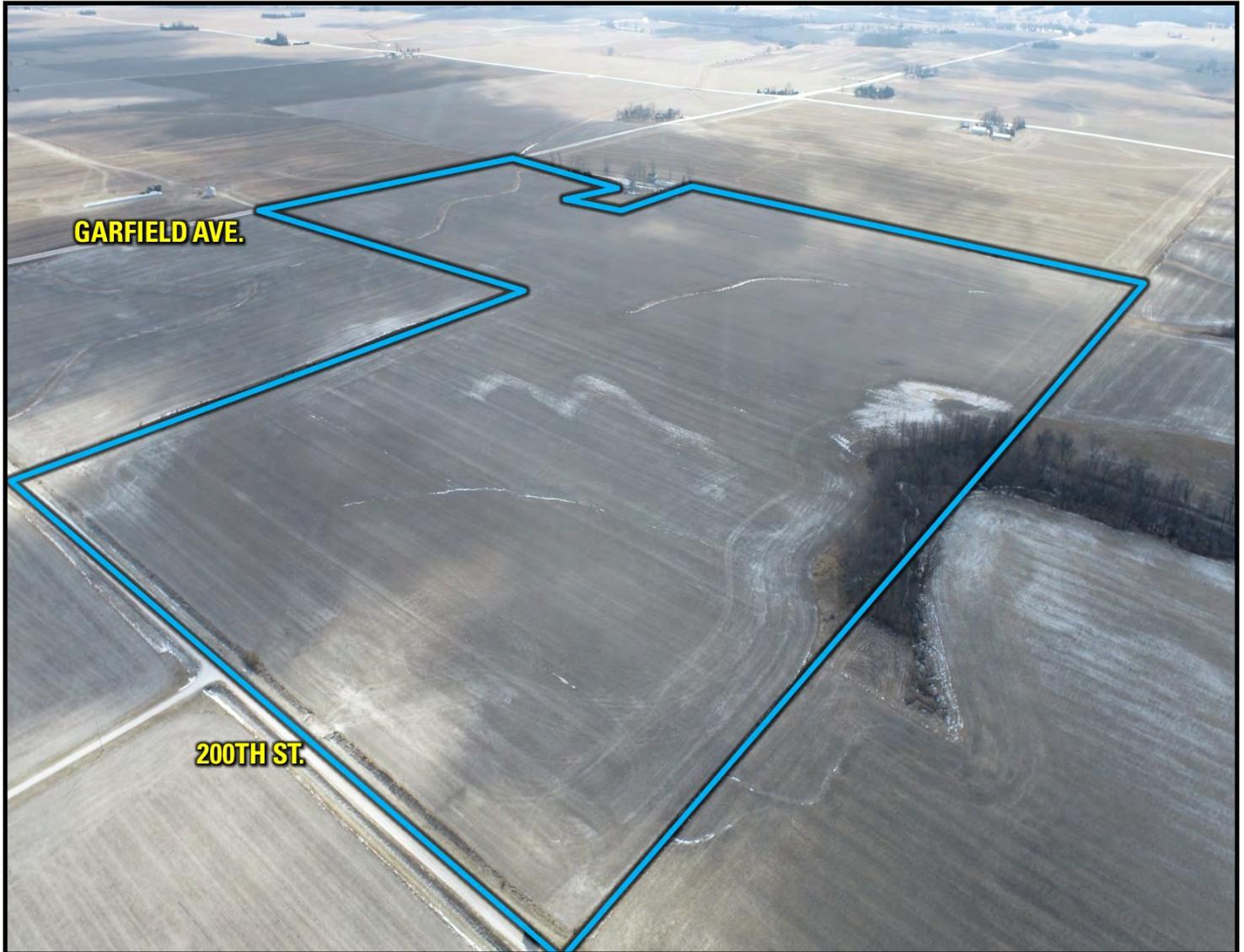


# LAND FOR SALE

112.5 ACRES M/L  
CEDAR COUNTY, IOWA

LISTING #19117



DOUG YEGGE  
C: 563.320.9900  
O: 563.659.8185  
Doug@PeoplesCompany.com

ALAN MCNEIL  
C: 563.321.1125  
O: 563.659.8185  
Alan@PeoplesCompany.com

[www.peoplescompany.co](http://www.peoplescompany.co)

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
DeWitt, Iowa 52742



# LAND FOR SALE

**LEGAL DESCRIPTION:**

112.5 acres M/L being in the Northwest 1/4 of the Northeast 1/4 and the South 1/2 of the Northeast 1/4, all in Section 25, Township 81 North, Range 4 West, Cedar Co., Iowa. Exact legal description to be taken from Abstract.

112.5 Acres M/L, Cedar County, Iowa

**COMMENTS & BUILDING 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!

**LEASE/FSA INFORMATION:**

**TO CONTACT LISTING AGENT:**

Call: Douglas R. Yegge  
 Cell: 563.320.9900  
 Office: 563.659.8185  
 Doug@PeoplesCompany.com

Call: Alan McNeil  
 Cell: 563.321.1125  
 Office: 563.659.8185  
 Alan@peoplescompany.com

<i>TOTAL ACRES:</i>	112.5
<i>PRICE:</i>	\$1,575,000
<i>Price Per Acre:</i>	\$14,000
<i>Owner:</i>	Meier
<i>Operator:</i>	
<i>County &amp; State:</i>	Cedar Co., IA
<i>Location:</i>	Tipton, IA
<i>Possession Date:</i>	As agreed
<i>Drainage Info:</i>	
<i>Average Productivity:</i>	85.7 CSR2
<i>Taxable Acres:</i>	111.77
<i>Net RE Taxes:</i>	\$4,582
<i>Taxes Payable In:</i>	2025
<i>Topography:</i>	Level to Gentle roll

**F.S.A. INFORMATION:**

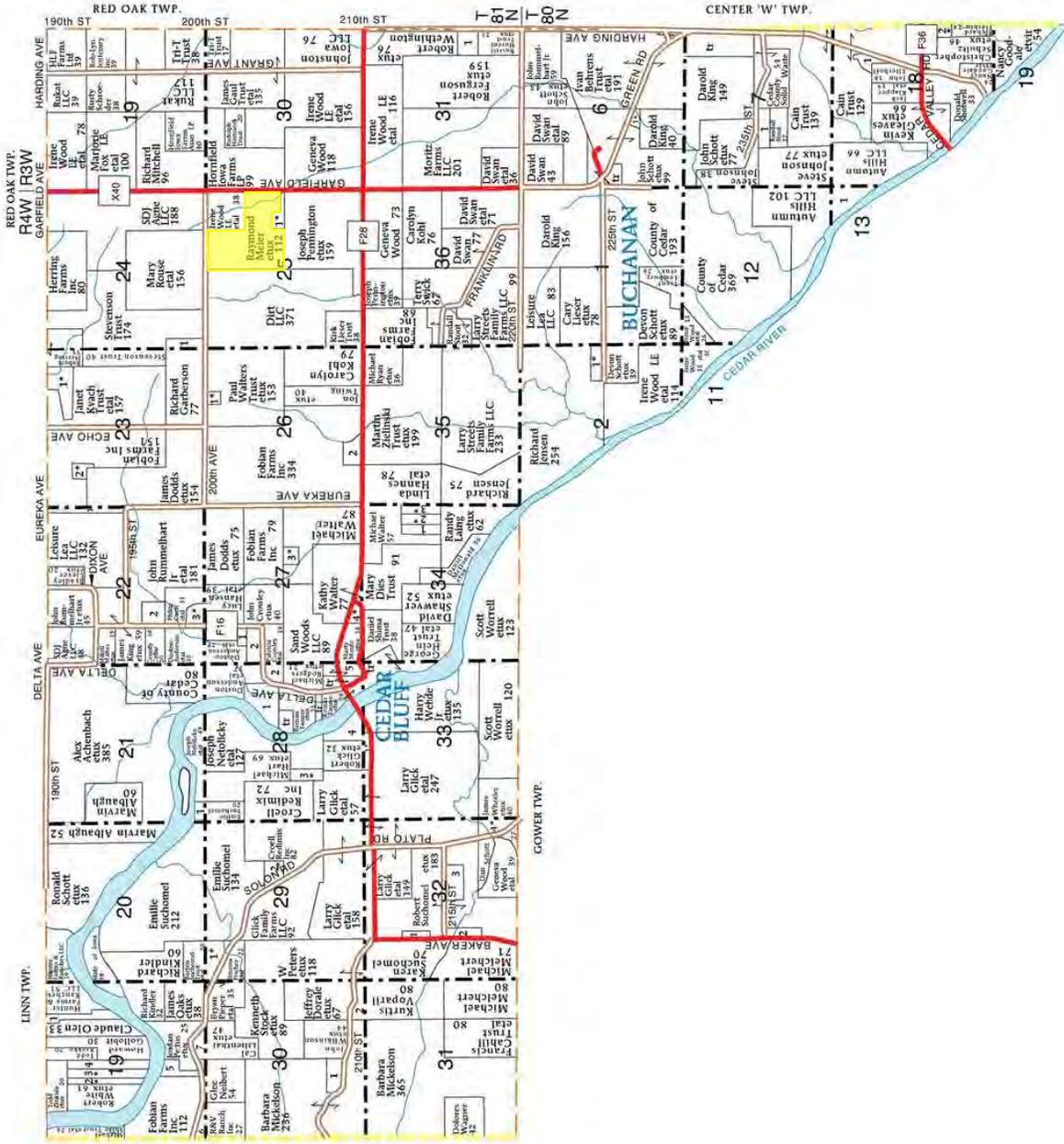
<i>Farmland:</i>	110.94
<i>Crop Acres:</i>	109
<i>CRP Acres:</i>	
<i>Wheat Base:</i>	
<i>Wheat Yield:</i>	
<i>Corn Base:</i>	92.6
<i>Corn Yield:</i>	171
<i>Soybean Base:</i>	14.1
<i>Soybean Yield:</i>	47

**APPROXIMATE BREAKDOWN OF ACRES:**

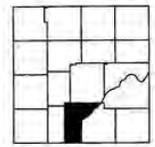
<i>Total Acres:</i>	112.5
<i>Tillable Acres:</i>	109
<i>CRP Acres:</i>	
<i>Farmstead:</i>	
<i>Roads &amp; Waste:</i>	3.5
<i>Waterways:</i>	
<i>Timber:</i>	
<i>Pasture:</i>	

**PeoplesCompany.com**  
**563.659.8185**

700 6th Ave  
 DeWitt, Iowa 52742



JOHNSON CO.



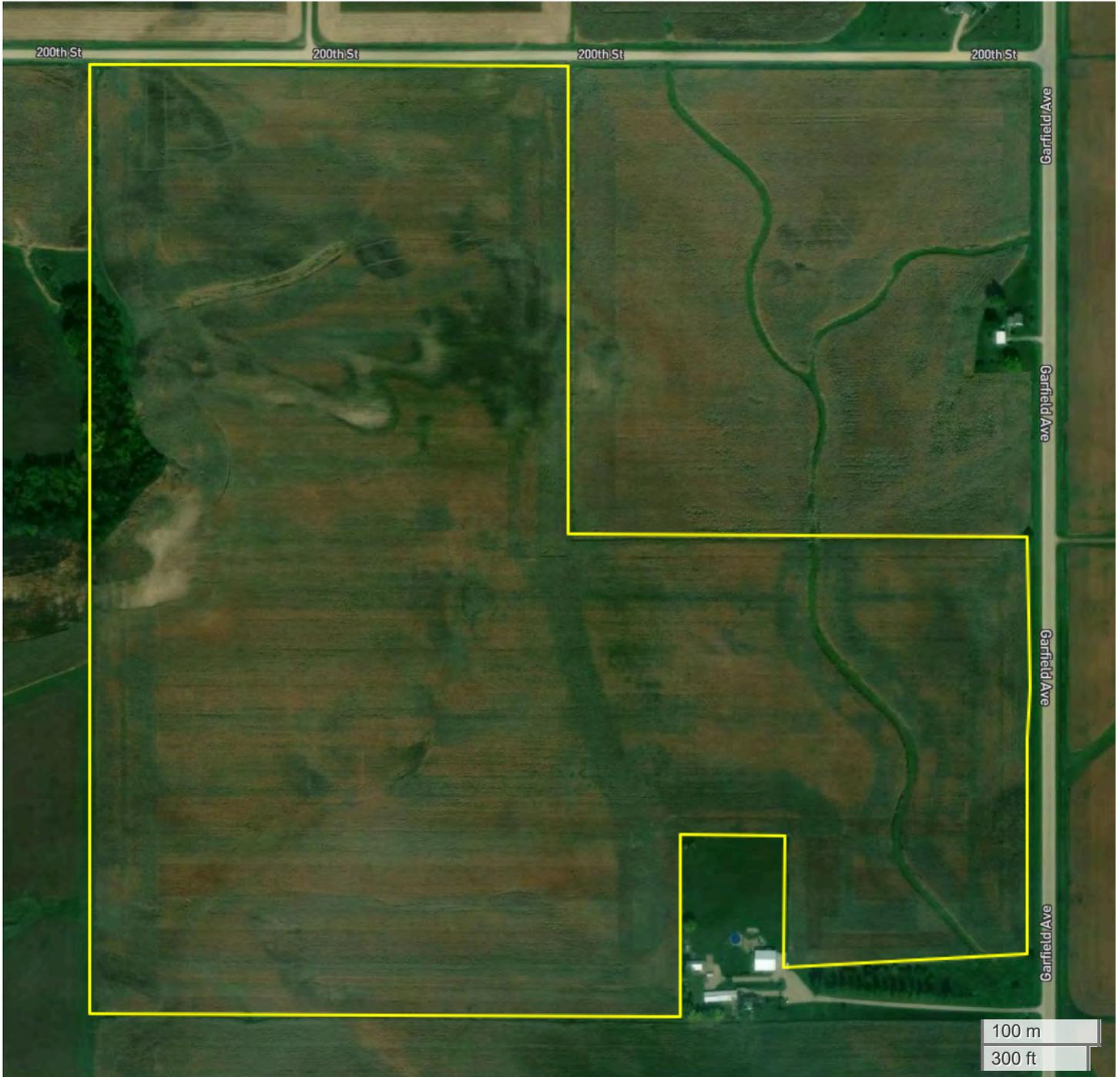
- CASS TOWNSHIP**
- SECTION 2
    - 1. Lemburg, Trent etux 14
  - SECTION 6
    - 1. King, Jeffrey etux 7
  - SECTION 7
    - 1. Stout, Alan 15
  - SECTION 13
    - 1. Autumn Hills LLC 21
  - SECTION 18
    - 1. Cain, Ronald 11
  - SECTION 19NW
    - 2. Stueland, Mark etux 6
  - SECTION 19
    - 1. White, Dennis 11
    - 2. Tonne, Margaret etal 10
    - 3. White, Robert etux 10
    - 4. Meier, Allan 10
    - 5. Leonard, William 6
    - 6. Holford, Alicia 9
    - 7. Corridor Property
  - SECTION 21
    - 1. Management LLC 10
  - SECTION 22
    - 1. Suchomel, Emilie 6
  - SECTION 23
    - 1. Benz, Sterling 10
    - 2. Kuncz, Robert 14
    - 3. Kug, Beverly etal 8
  - SECTION 23
    - 1. Herring Trust, Robby etal 20
  - SECTION 24
    - 2. Light, Kyle etux 6
  - SECTION 24
    - 1. Garberson, Richard 11
  - SECTION 25
    - 1. Hubler, Gerald etux 6
  - SECTION 26
    - 1. Albaugh, Dennis etux 5
    - 2. Tholen, Bradley 10
  - SECTION 27
    - 1. Brothersen, Darrel 9
    - 2. Greers, David 18
    - 3. Waller, Jason etux 9
    - 4. Bounk, Michael etux 6
  - SECTION 28
    - 1. Cedar County Cons Board 43
    - 2. Crowley, Patricia 12
    - 3. Meggers, Mary etal 6
    - 4. County of Cedar 14
    - 5. Sand Woods LLC 10
  - SECTION 29
    - 1. Suchomel Trust, Barton etal 15
    - 2. Herold, Zachary etux 11
  - SECTION 30W
    - 1. Waters, Brent 15
    - 2. Vopari, Kurtis 12
  - SECTION 31E
    - 1. Horeni Trust, Russell etal 12
  - SECTION 32
    - 1. Suchomel, Terry 6
    - 2. Lacin, Michael 9
    - 3. R&V Ranch Inc 26
    - 4. Wheeler, James etux 6
  - SECTION 33
    - 1. Glick, Robert etux 5
  - SECTION 34
    - 1. Lemburg, Dianna 10
    - 2. Thomas, Michael etux 10
    - 3. Cook Trust, Christopher etux 10
  - SECTION 35
    - 1. Stout, Randall 7

CEDAR CO., IA



MEIER FARM (112.50 AC TOTAL, 109.00 AC TILLABLE)

# AERIAL MAP



Center: 41.797842, -91.254198

25-81N-4W  
Cass Township  
Cedar County, IA

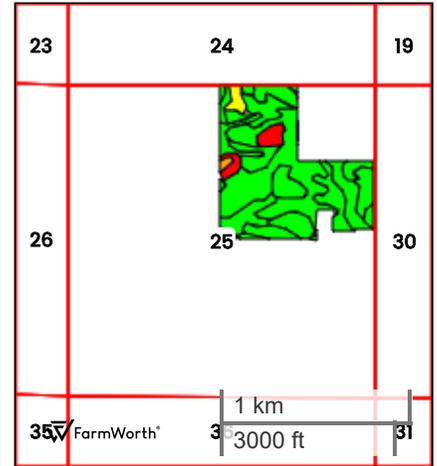
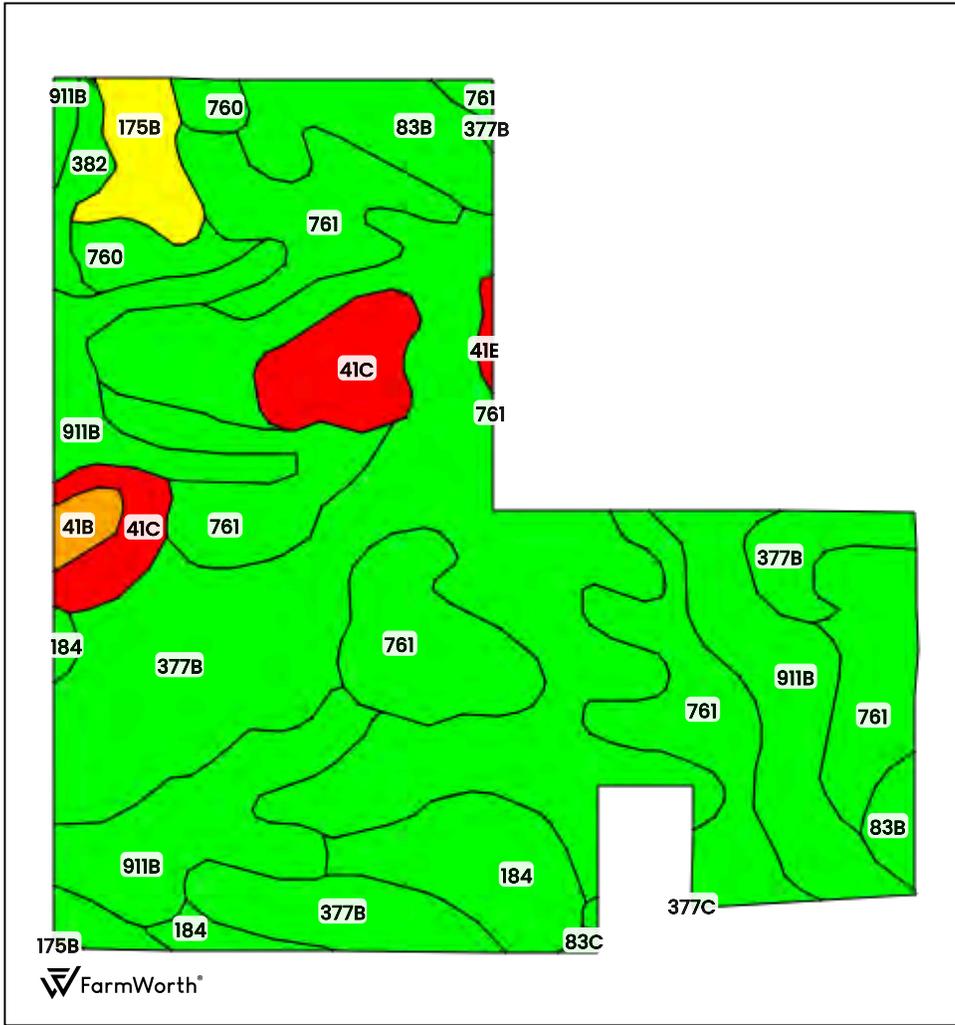


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MEIER FARM (112.50 AC TOTAL, 109.00 AC TILLABLE)

# TOTAL SOILS



County: Cedar County, IA  
 Location: 25-81N-4W  
 Township: Cass  
 Acres: 112.50  
 Date: 01/30/2026



Field borders obtained from Farm Service Agency as of 2008

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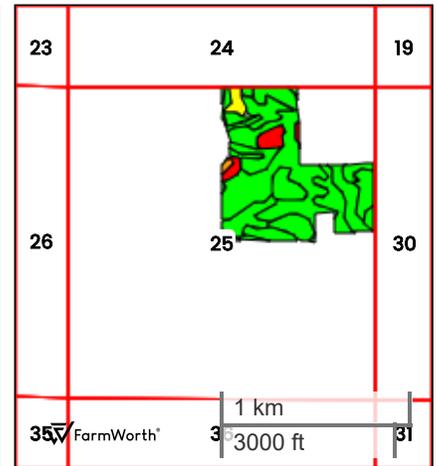
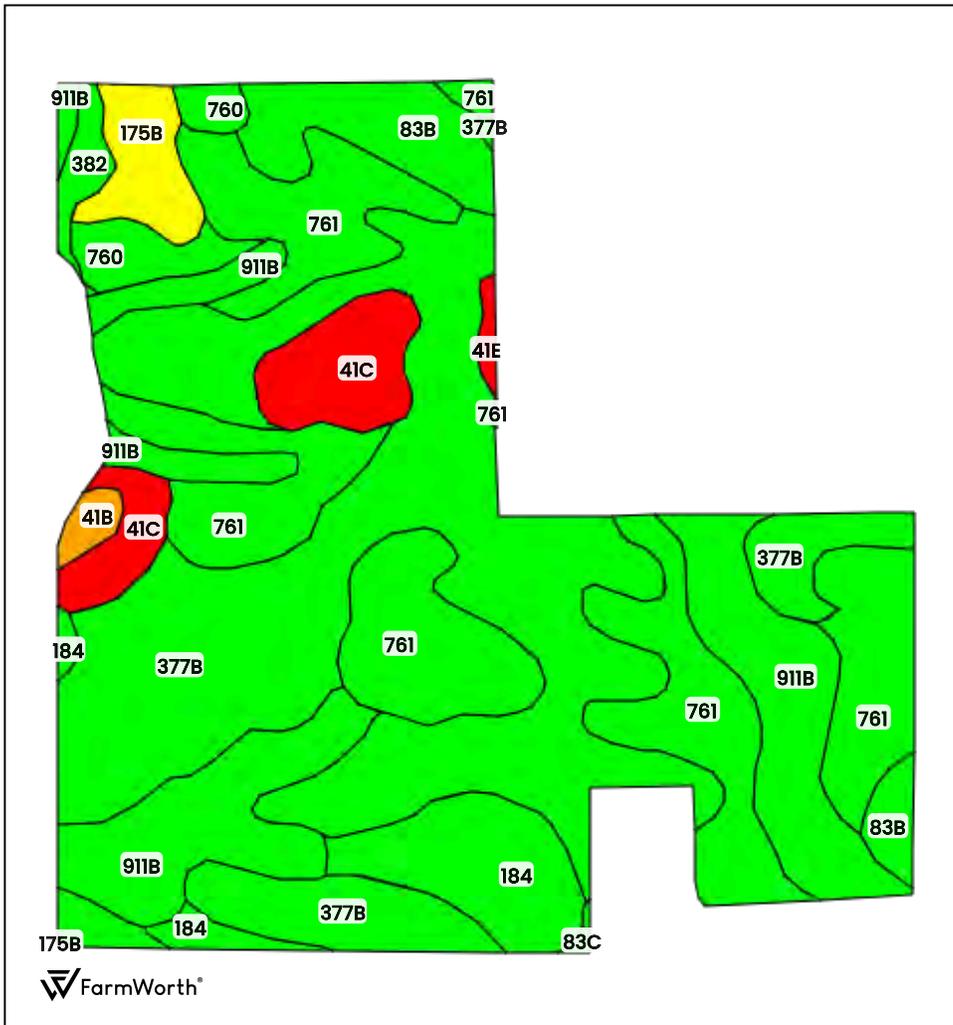
Code	Description	Acres	% of field	IA CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	42.19	37.50 %	94
761	Franklin silt loam, 1 to 3 percent slopes	26.65	23.69 %	85
911B	Colo-Ely complex, 0 to 5 percent slopes	17.98	15.98 %	86
184	Klinger silty clay loam, 1 to 4 percent slopes	6.08	5.40 %	95
41C	Sparta loamy sand, 5 to 9 percent slopes	5.53	4.92 %	37
83B	Kenyon loam, 2 to 5 percent slopes	5.42	4.82 %	90
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.73	2.43 %	50
760	Ansgar silt loam, 0 to 2 percent slopes	2.46	2.19 %	85
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.30	1.16 %	87
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.93	0.83 %	90
41B	Sparta loamy sand, 2 to 5 percent slopes	0.80	0.71 %	42
41E	Sparta loamy fine sand, 9 to 18 percent slopes	0.30	0.27 %	17
83C	Kenyon loam, 5 to 9 percent slopes	0.13	0.12 %	85
63E	Chelsea loamy fine sand, 9 to 18 percent slopes	0.00	0.00 %	5
<b>Average:</b>				<b>85.7</b>

IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.



MEIER FARM (112.50 AC TOTAL, 109.00 AC TILLABLE)

# TILLABLE SOILS



County: Cedar County, IA  
 Location: 25-81N-4W  
 Township: Cass  
 Acres: 109.00  
 Date: 01/30/2026

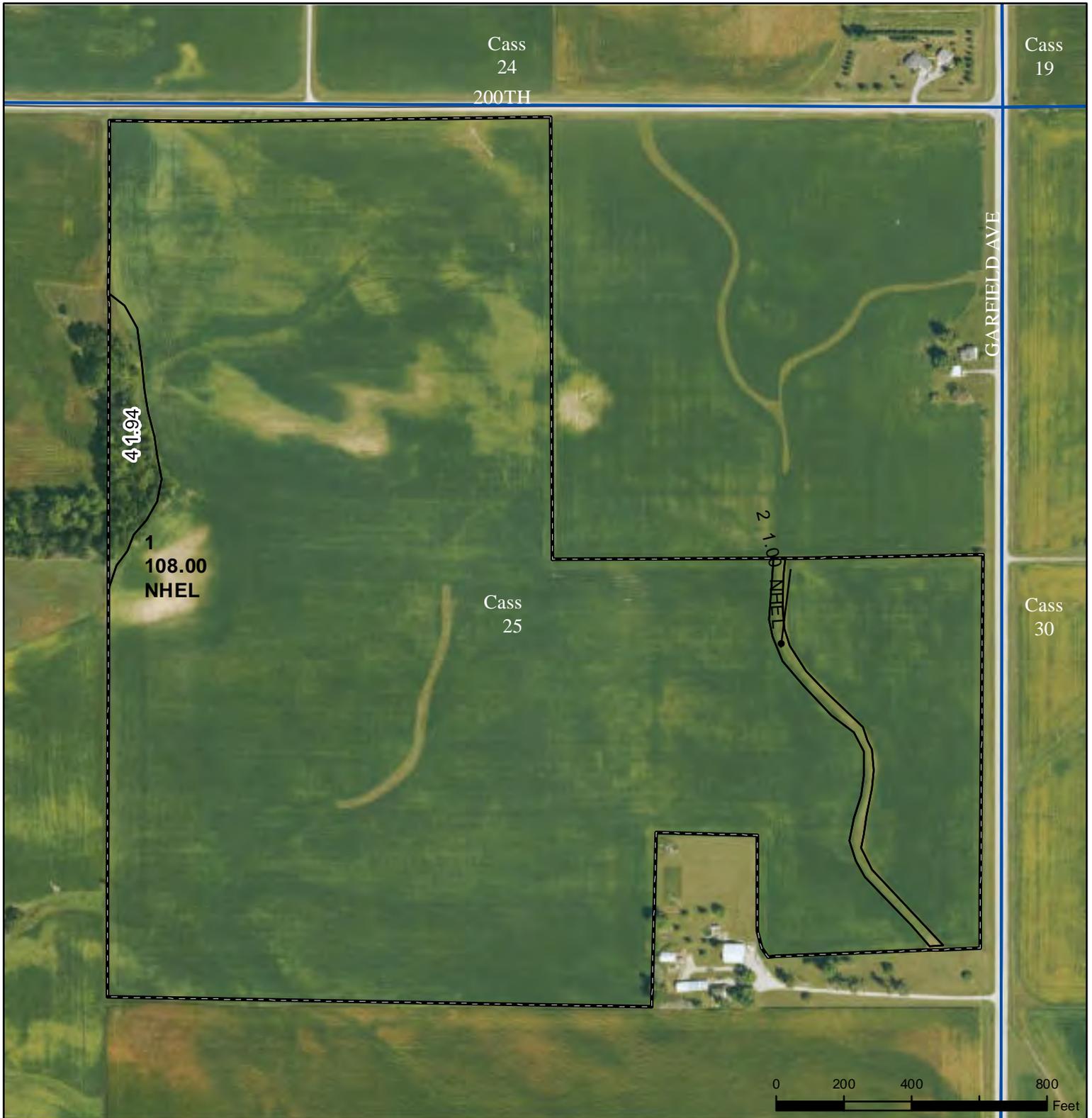


Field borders obtained from Farm Service Agency as of 2008

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Code	Description	Acres	% of field	IA CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	41.84	38.39 %	94
761	Franklin silt loam, 1 to 3 percent slopes	26.49	24.30 %	85
911B	Colo-Ely complex, 0 to 5 percent slopes	16.15	14.82 %	86
184	Klinger silty clay loam, 1 to 4 percent slopes	6.01	5.52 %	95
41C	Sparta loamy sand, 5 to 9 percent slopes	5.31	4.87 %	37
83B	Kenyon loam, 2 to 5 percent slopes	5.23	4.80 %	90
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.60	2.39 %	50
760	Ansgar silt loam, 0 to 2 percent slopes	2.38	2.18 %	85
382	Maxfield silty clay loam, 0 to 2 percent slopes	1.04	0.95 %	87
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	0.81	0.74 %	90
41B	Sparta loamy sand, 2 to 5 percent slopes	0.67	0.61 %	42
41E	Sparta loamy fine sand, 9 to 18 percent slopes	0.36	0.33 %	17
83C	Kenyon loam, 5 to 9 percent slopes	0.10	0.09 %	85
			<b>Average:</b>	<b>85.8</b>

IA has updated the CSR values for each county to CSR2.  
 Soils data provided by USDA and NRCS.



- Legend**
- Non-Cropland
  - CRP
  - Iowa PLSS
  - Cropland
  - Tract Boundary
  - Iowa Roads

- Wetland Determination**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Tract Cropland Total: 109.00 acres

2025 Program Year  
Map Created May 08, 2025

Farm **2064**  
Tract **6154**

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**Abbreviated 156 Farm Record**

**Operator Name** : MR KENNETH STEVEN WAECHTER  
**CRP Contract Number(s)** : None  
**Recon ID** : None  
**Transferred From** : None  
**ARCPLC G//F Eligibility** : Eligible

**Farm Land Data**

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
110.94	109.00	109.00	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	109.00		0.00		0.00	0.00	0.00	0.00

**Crop Election Choice**

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	92.60	0.00	171	
Soybeans	14.10	0.00	47	
<b>TOTAL</b>	<b>106.70</b>	<b>0.00</b>		

**NOTES**

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**Tract Number** : 6154

**Description** : C-7  
**FSA Physical Location** : IOWA/CEDAR  
**ANSI Physical Location** : IOWA/CEDAR  
**BIA Unit Range Number** :  
**CRP Contract Number(s)** : None  
**HEL Status** : NHEL: No agricultural commodity planted on undetermined fields  
**Wetland Status** : Wetland determinations not complete  
**WL Violations** : None  
**Owners** : JANIS L MEIER  
**Other Producers** : None  
**Recon ID** : None

**Tract Land Data**

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
110.94	109.00	109.00	0.00	0.00	0.00	0.00	0.0

**Abbreviated 156 Farm Record**

**Tract 6154 Continued ...**

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	109.00	0.00	0.00	0.00	0.00	0.00

**DCP Crop Data**

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	92.60	0.00	171
Soybeans	14.10	0.00	47
<b>TOTAL</b>	<b>106.70</b>	<b>0.00</b>	

**NOTES**

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