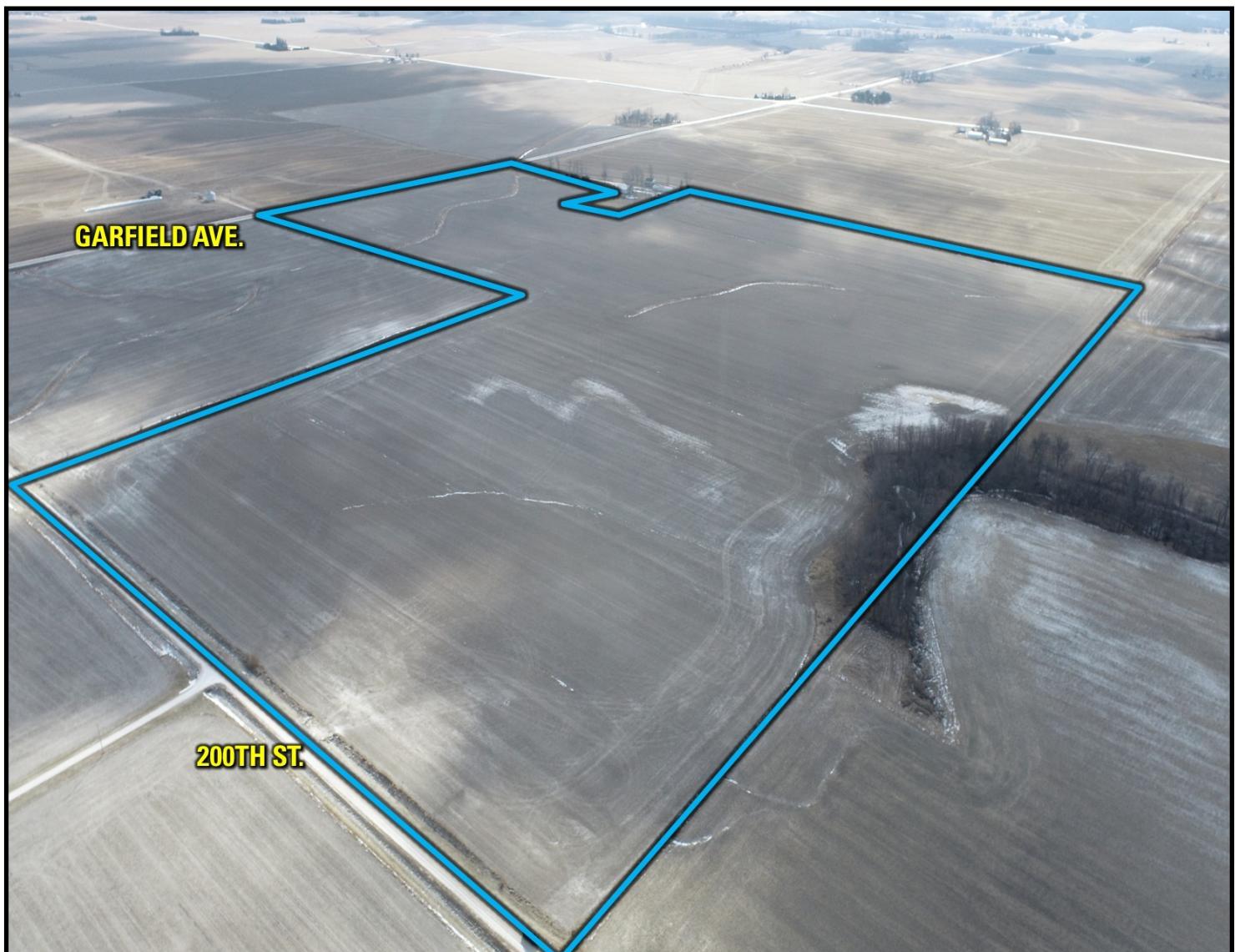


# LAND FOR SALE

LISTING #19117

**112.5 ACRES M/L**  
CEDAR COUNTY, IOWA



**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.

## 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

**112.5 Acres M/L, Cedar County, Iowa**

<b>TOTAL ACRES:</b>	112.5
<b>PRICE:</b>	<b>\$1,721,258</b>
<b>Price Per Acre:</b>	\$15,300
<b>Owner:</b>	Meier
<b>Operator:</b>	
<b>County &amp; State:</b>	Cedar Co., IA
<b>Location:</b>	Tipton, IA
<b>Possession Date:</b>	As agreed
<b>Drainage Info:</b>	
<b>Average Productivity:</b>	85.7 CSR2
<b>Taxable Acres:</b>	111.77
<b>Net RE Taxes:</b>	\$4,582
<b>Taxes Payable In:</b>	2025
<b>Topography:</b>	Level to Gentle roll

## F.S.A. INFORMATION:

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

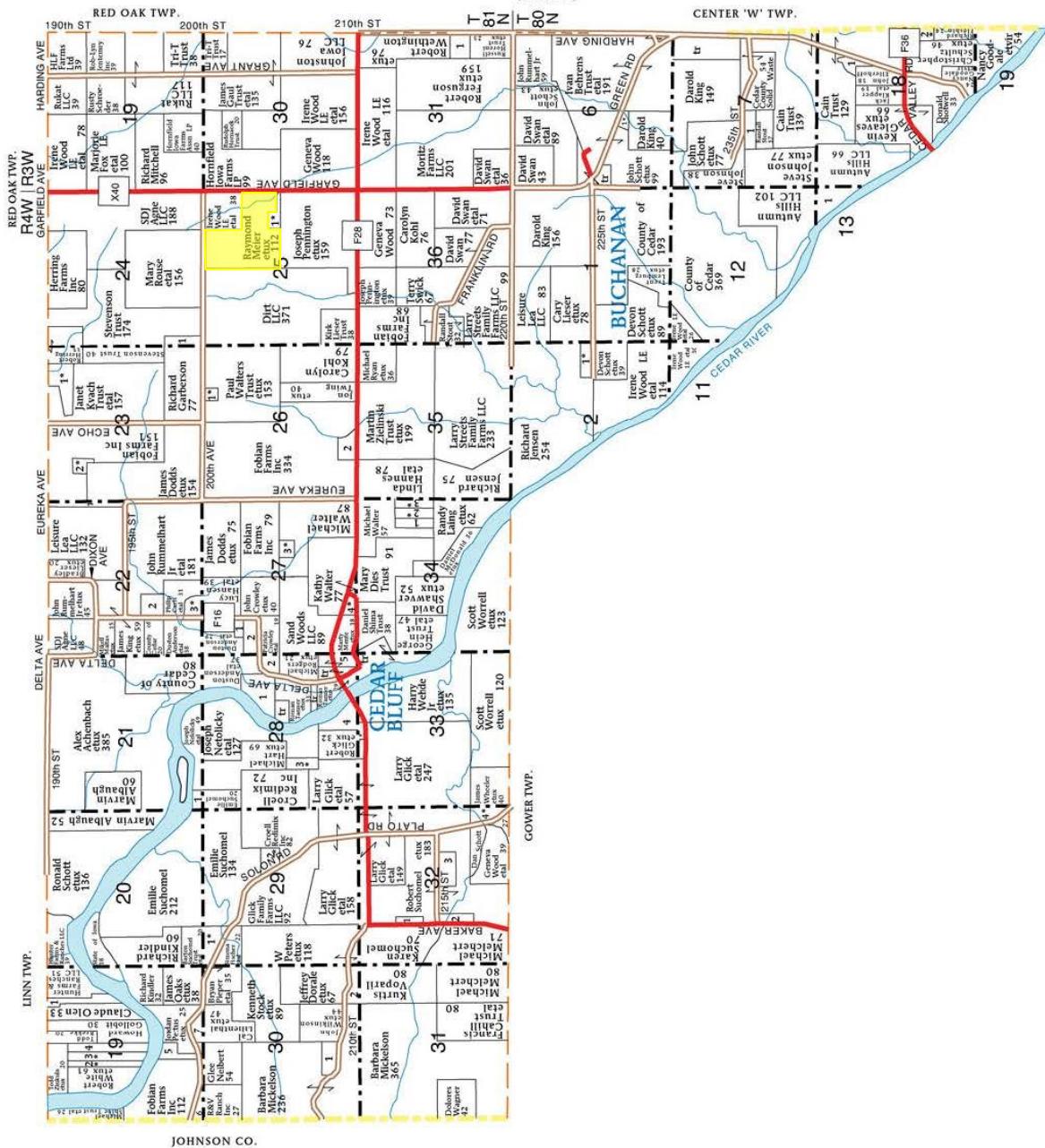
## APPROXIMATE BREAKDOWN OF ACRES:

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

T-80-81-N

## CASS PLAT

R-3-4-W



CASS TOWNSHIP  
SECTION 2

ASS TOWNSHIP  
SECTION 2 : Lemburg, Trent etux 14

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24

1. Vassos, Lent  
2. Vopani, Curtis 12  
SECTION 31E  
1. Horan Trust, Russell  
12

SECTION 32  
1. Suchomel, Terry 6  
2. Lacing, Michael 9  
3. & V. Ranch Inc 26  
4. Wheeler, James et ux 6  
SECTION 33  
1. Gluck, Robert et ux 5  
SECTION 34  
1. Lambburg, Dianna 10  
2. Thomas, Michael et ux  
3. Cook Trust, Christopher  
et ux 10  
SECTION 35  
1. Stout, Randall 7

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Alan McNeil 563-321-1125  
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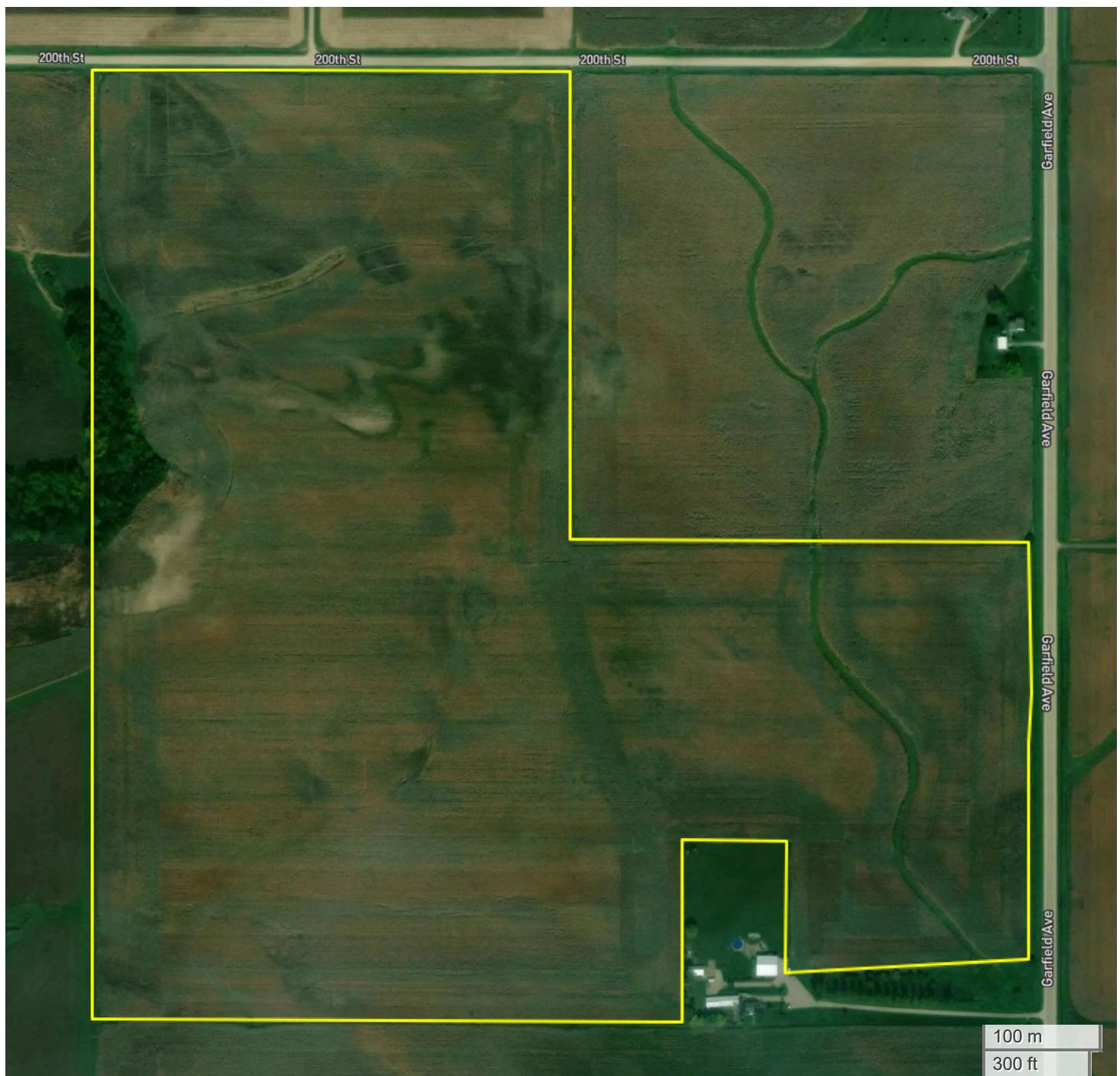
# PEOPLES COMPANY™ INTEGRATED LAND SOLUTIONS

Douglas R. Yegge 563-320-9900  
Alan McNeil 563-321-1125  
Peoplescompany.com



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

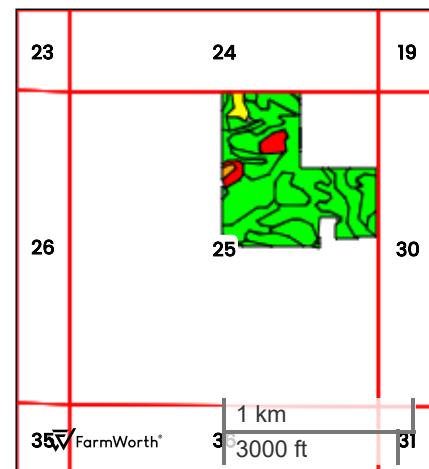
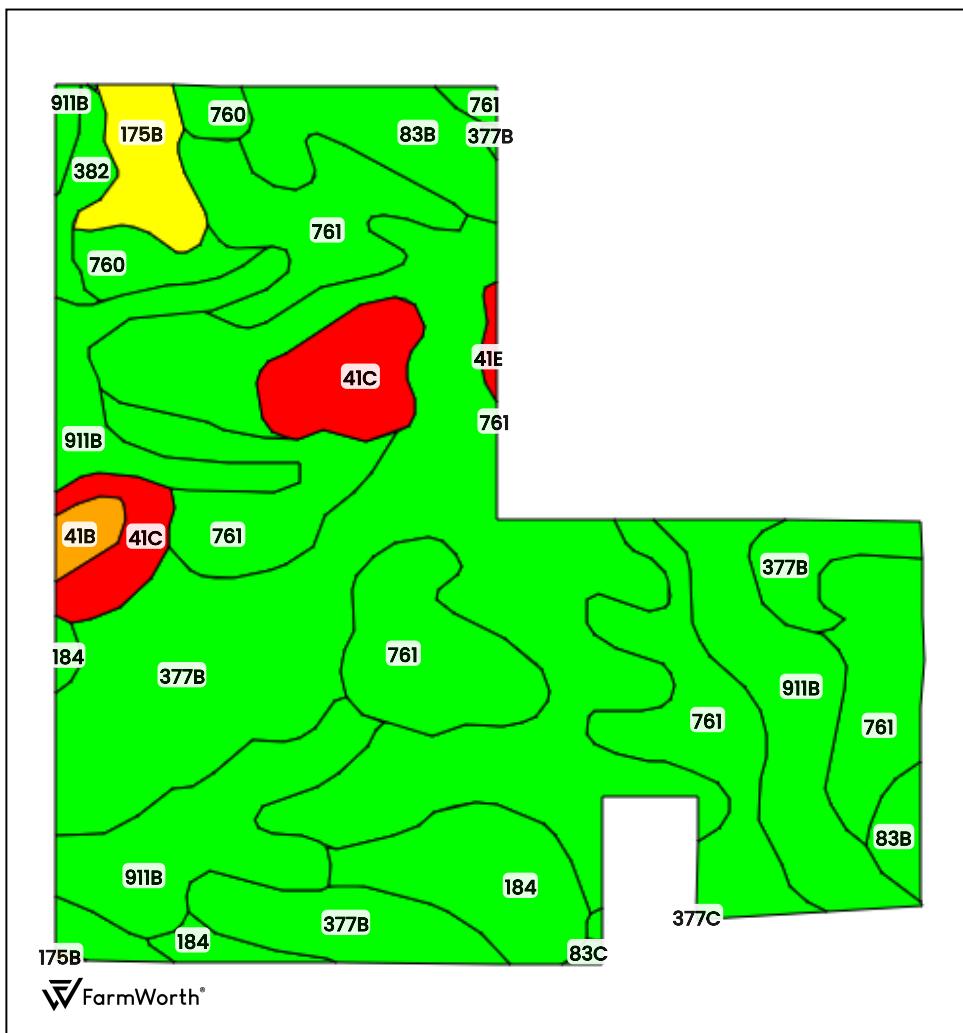


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MEIER FARM (112.50 AC TOTAL, 109.00 AC TILLABLE)

## TOTAL SOILS



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

FarmWorth®

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>

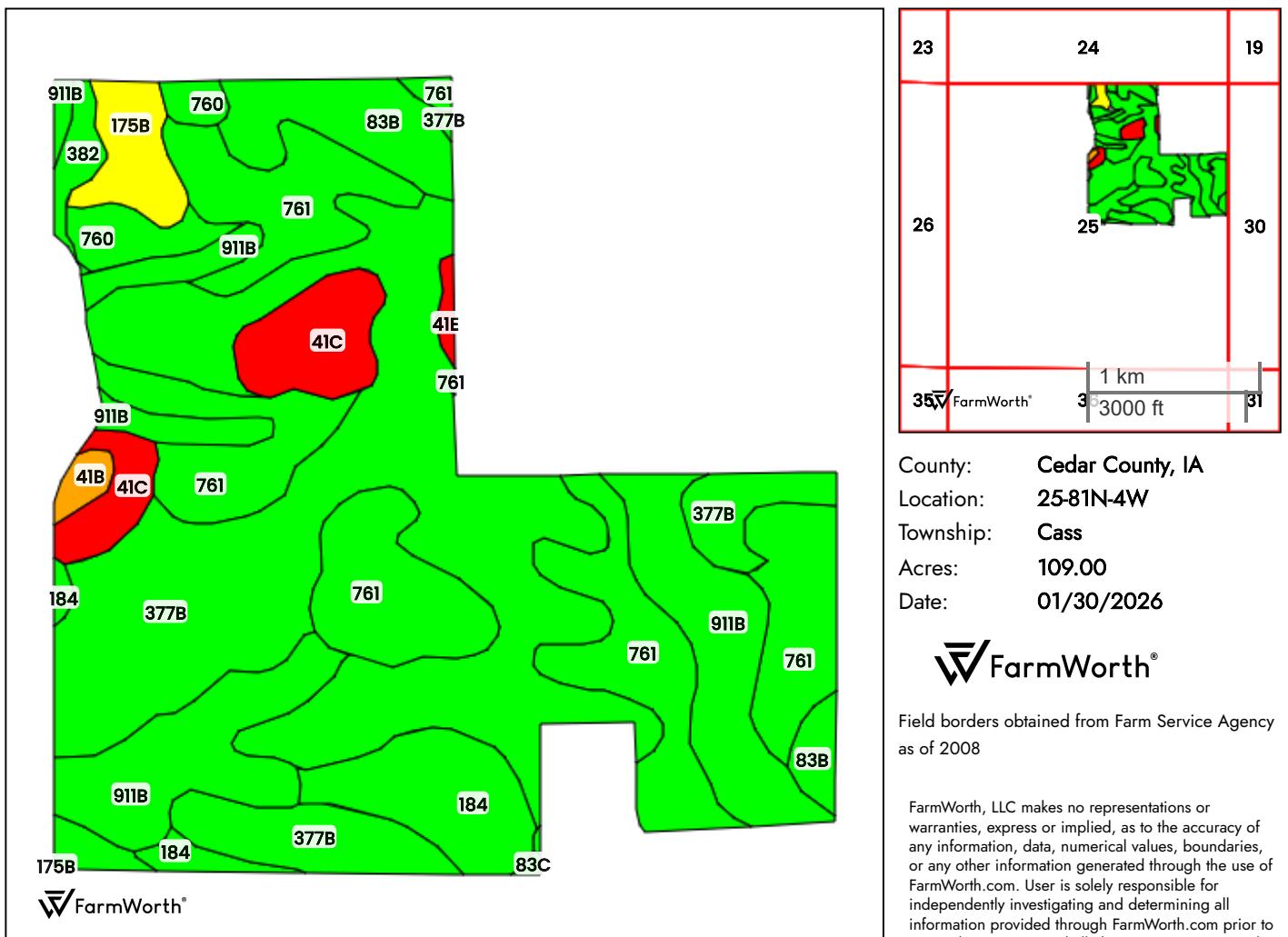
IA has updated the CSR values for each county to CSR2.

Soils data provided by USDA and NRCS.



MEIER FARM (112.50 AC TOTAL, 109.00 AC TILLABLE)

## TILLABLE SOILS



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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.



United States  
Department of  
Agriculture

## Cedar County, Iowa



Cass  
24  
200TH

Cass  
19

41.94  
1  
108.00  
NHEL

Cass  
25

2  
1.00  
NHEL

Cass  
30

GARFIELD AVE

2025 Program Year

Map Created May 08, 2025

Farm 2064  
Tract 6154

### 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

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IOWA  
CEDAR

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture  
Farm Service Agency

### Abbreviated 156 Farm Record

FARM : 2064

Prepared : 1/29/26 3:30 PM CST

Crop Year : 2026

Operator Name : MR KENNETH STEVEN WAECHTER

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G/I/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

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

IOWA  
CEDAR

Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2064

Prepared : 1/29/26 3:30 PM CST

Crop Year : 2026

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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