

LAND FOR SALE

112.5 ACRES M/L
CEDAR COUNTY, IOWA

LISTING #19117



DOUG YEGGE

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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

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

F.S.A. INFORMATION:

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

APPROXIMATE BREAKDOWN OF ACRES:

Total Acres:	112.5
Tillable Acres:	109
CRP Acres:	
Farmstead:	
Roads & Waste:	3.5
Waterways:	
Timber:	
Pasture:	

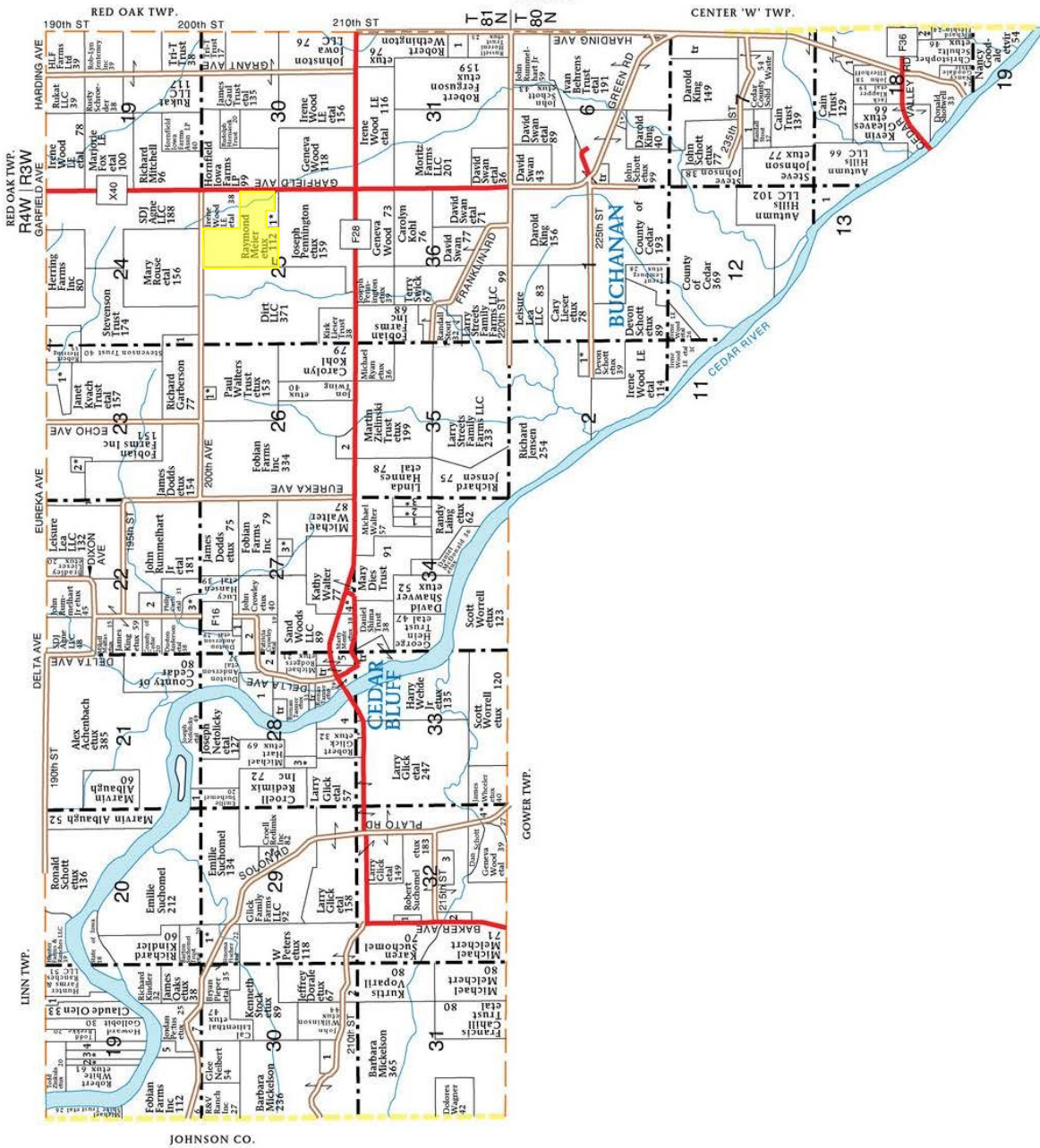
PeoplesCompany.com
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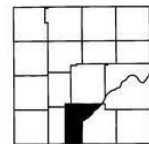
T-80-81-N

CASS PLAT

R-3-4-W



JOHNSON CO.



CASS TOWNSHIP

- SECTION 2
1. Lemburg, Trent etux 14

- SECTION 6
1. King, Jeffery etux 7

- SECTION 7
1. Stout, Alan 15

- SECTION 13
1. Autumn Hills LLC 21

- SECTION 18
1. Can, Ronald 11

- SECTION 19NW
1. Stueland, Mark etux 6

- SECTION 21
1. White, Dennis 11

- SECTION 22
1. Tonne, Margaret etal 10

- SECTION 23
1. Meier, Alan 10

- SECTION 24
1. Leonard, William 6

- SECTION 25
1. Holford, Alicia 9

- SECTION 26
1. Corridor Property

- SECTION 27
1. Management LLC 10

- SECTION 28
1. Suchomel, Emilie 6

- SECTION 29
1. Benz, Sterling 10

- SECTION 30
1. Kunc, Robert 14

- SECTION 31
1. Kug, Beverly etal 8

- SECTION 32
1. Herring Trust, Robby etal 20

- SECTION 33
1. Light, Kyle etux 6

- SECTION 34
1. Garberson, Richard 11

- SECTION 35
1. Hubler, Gerald etux 6

- SECTION 36
1. Albaugh, Dennis etux 5

- SECTION 37
1. Tholen, Bradley 10

- SECTION 38
1. Brotherson, Darrel 9

- SECTION 39
1. Greers, David 18

- SECTION 40
1. Walter, Jason etux 9

- SECTION 41
1. Bounk, Michael etux 6

- SECTION 42
1. Cedar County Cons Board 43

- SECTION 43
1. Crowley, Patricia 12

- SECTION 44
1. Meggers, Mary etal 6

- SECTION 45
1. County of Cedar 14

- SECTION 46
1. Sand Woods LLC 10

- SECTION 47
1. Suchomel Trust, Barton etal 15

- SECTION 48
1. Herold, Zachary etux 11

- SECTION 49
1. Waters, Brent 15

- SECTION 50
1. Vopari, Kurtis 12

- SECTION 51
1. Horeni Trust, Russell 12

- SECTION 52
1. Suchomel, Terry 6

- SECTION 53
1. Lacin, Michael 9

- SECTION 54
1. R&V Ranch Inc 26

- SECTION 55
1. Wheeler, James etux 6

- SECTION 56
1. Glick, Robert etux 5

- SECTION 57
1. Lemburg, Dianna 10

- SECTION 58
1. Thomas, Michael etux 10

- SECTION 59
1. Cook Trust, Christopher etux 10

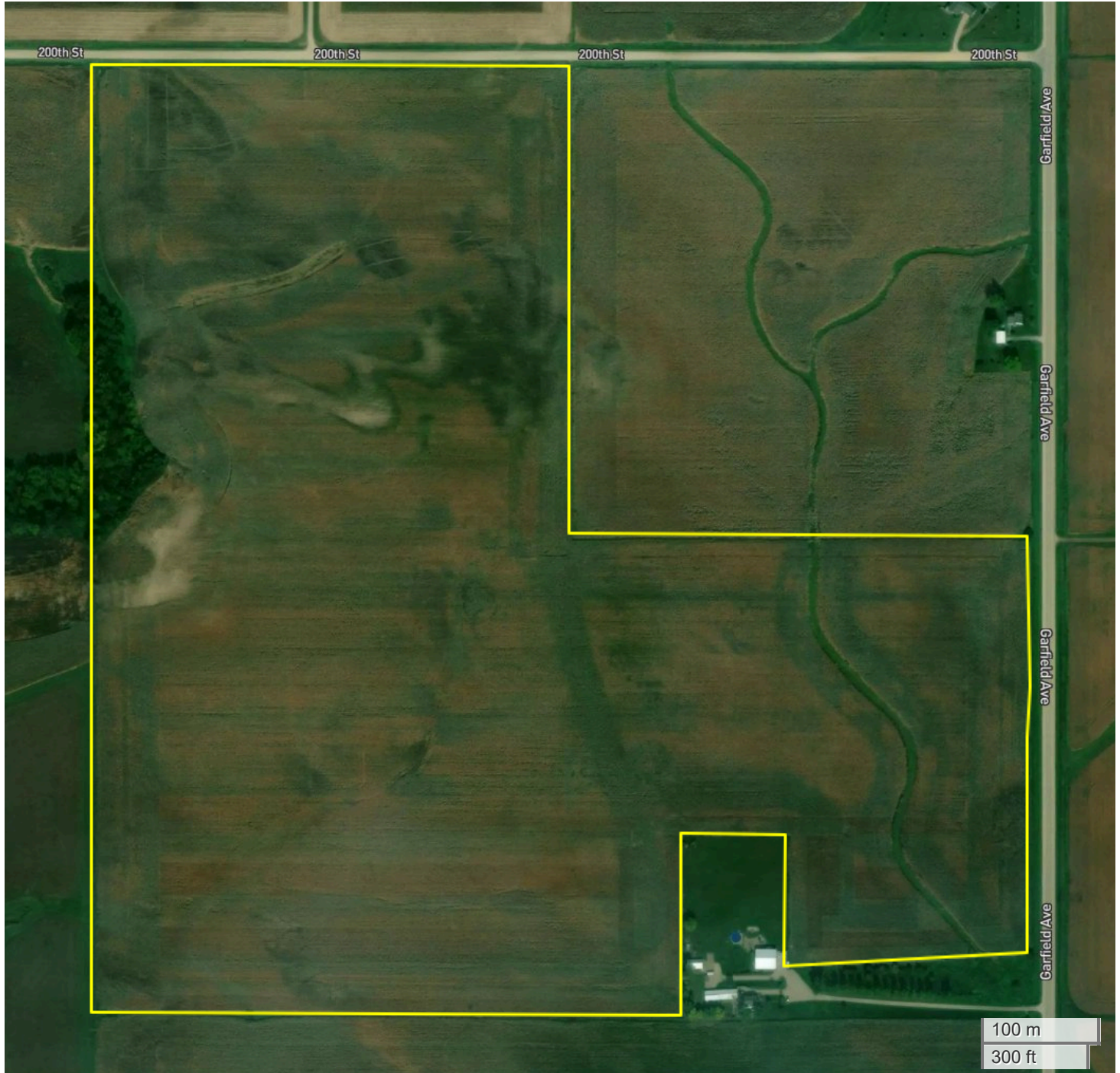
- SECTION 60
1. Stout, Randall 7

CEDAR CO., IA



MEIER FARM (112.50 AC TOTAL, 109.00 AC TILLABLE)

AERIAL MAP



Center: 41.797842, -91.254198

25-81N-4W

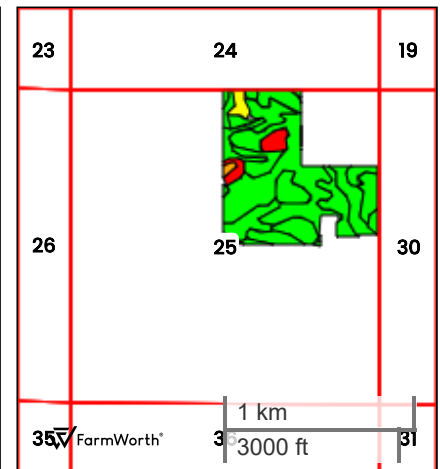
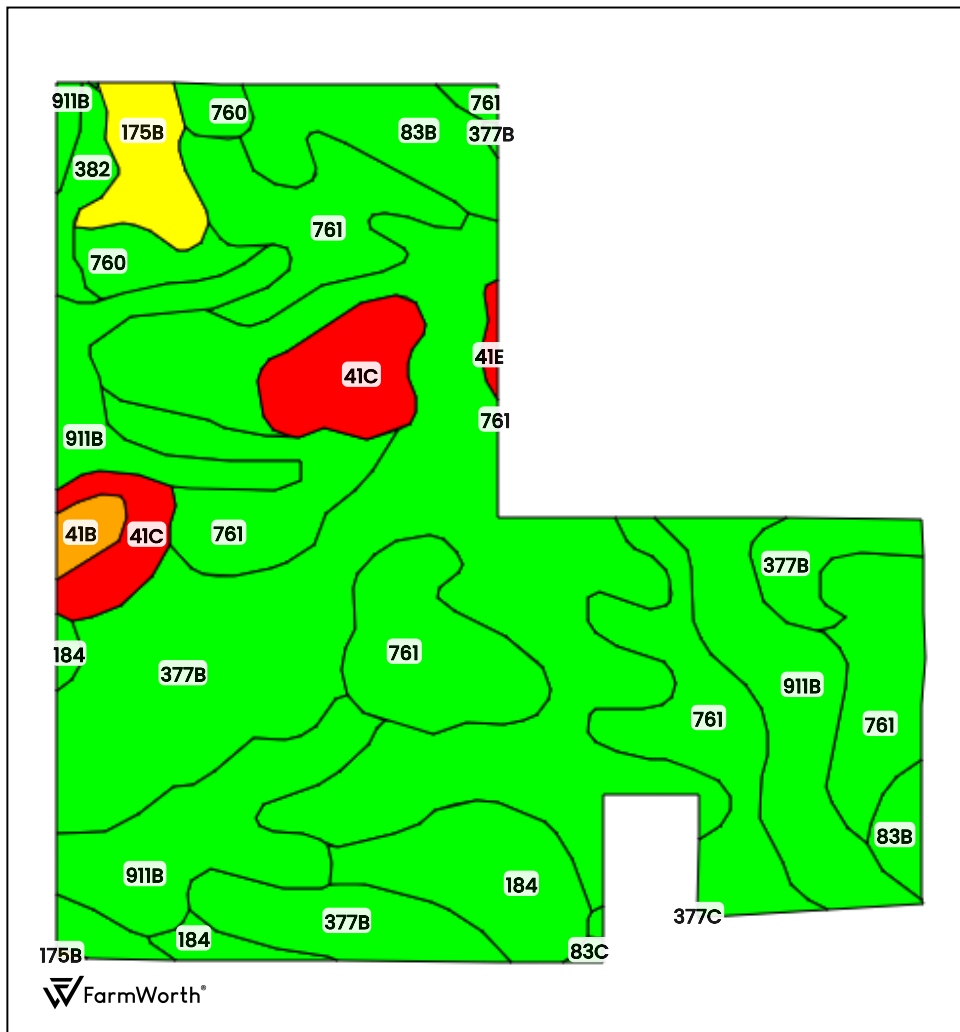
Cass Township

Cedar County, IA



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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
Average:					85.7

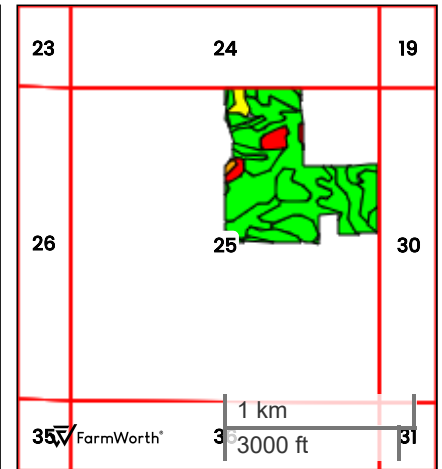
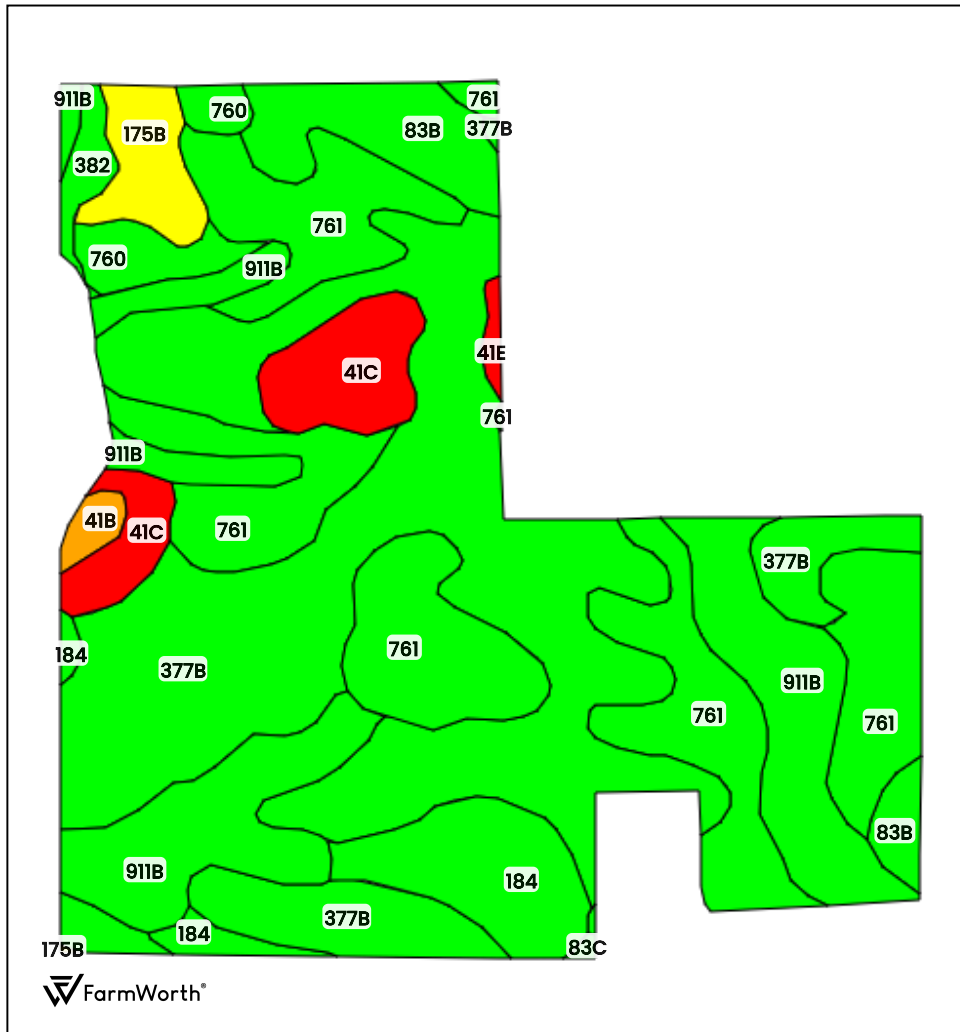
IA has updated the CSR values for each county to CSR2.

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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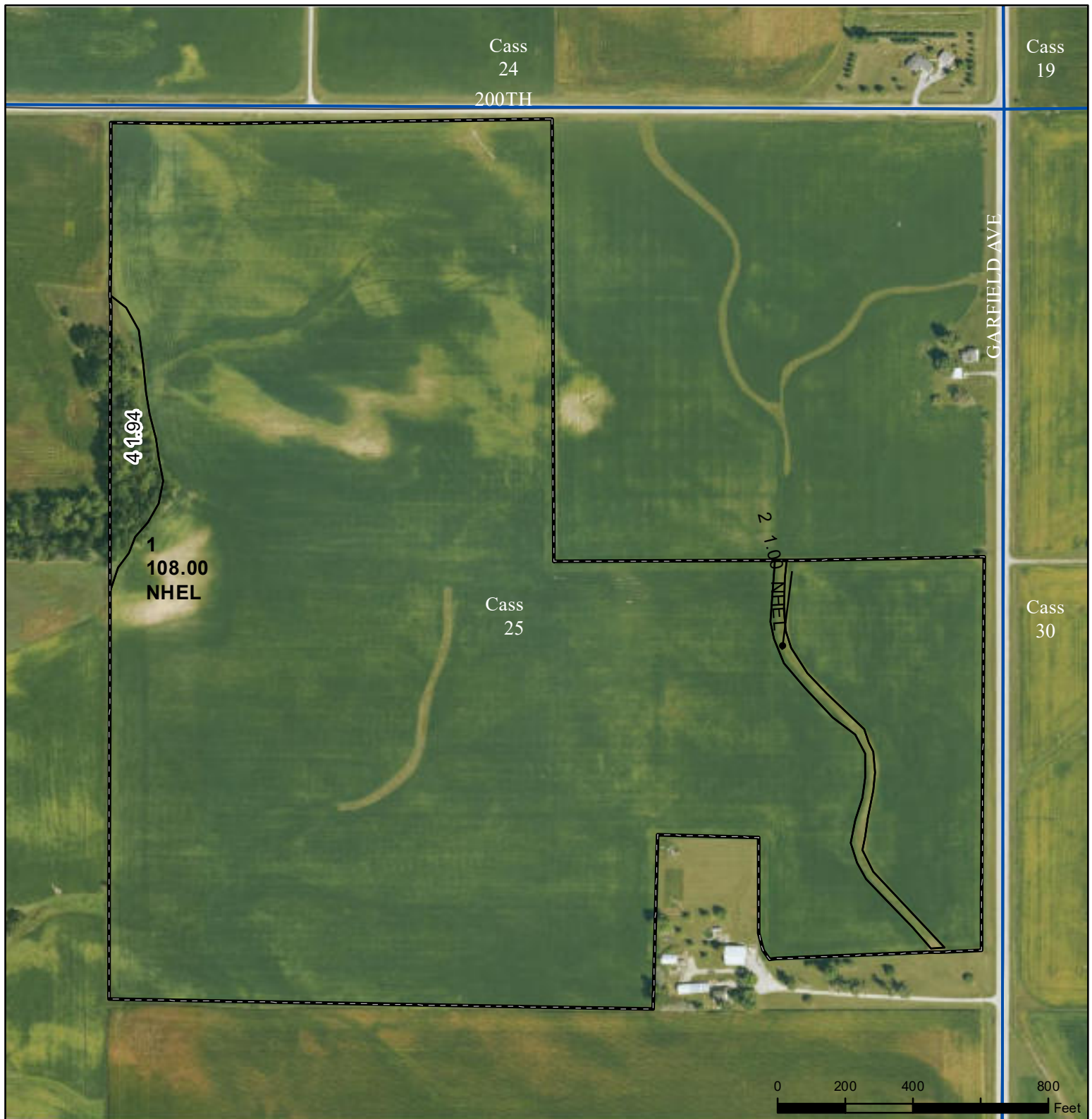
Code	Description	Acres	% of field	IA CSR2
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	41.84	38.39 %	94
761	Franklin silt loam, 1 to 3 percent slopes	26.49	24.30 %	85
911B	Colo-Ely complex, 0 to 5 percent slopes	16.15	14.82 %	86
184	Klinger silty clay loam, 1 to 4 percent slopes	6.01	5.52 %	95
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
Average:				85.8

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



Legend

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

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

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2025 Program Year

Map Created May 08, 2025

Farm **2064**

Tract **6154**

Tract Cropland Total: 109.00 acres

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//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	
TOTAL	106.70	0.00		

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



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
TOTAL	106.70	0.00	

NOTES

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