

FARM DESCRIPTION

PRICE: \$2,341,783

lowa Land Company is honored to represent the Donald R. Kallenberger Estate. Located in East Central Cedar County, lowa sits this productive tillable farm. The farm lies in a great agricultural area, only 3.5 miles west of Bennett, Iowa and 7 miles southeast of Tipton, Iowa and is situated in Section 13 of Center Township. The entire farm offers 195.23 taxable acres with 186.50 FSA cropland acres and is leased for the 2023 growing season. The CSR2 weighted average for the cropland acres is 77. There is tile in place on the farm (see tile maps below the photos). This is a great opportunity for local farmers to expand their current farming operation and to give investors the ability to purchase quality farmland acres, in an area where farmland does not come available to the public often. Here is your chance to acquire a productive row crop farm in a strong farming community.



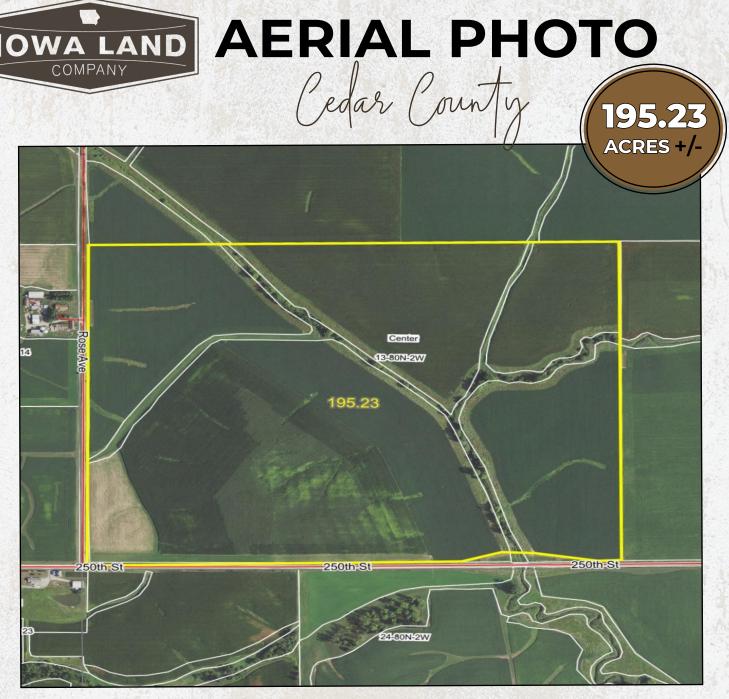
NICK SKINNER | LAND AGENT Nick@lowaLandCompany.com 515-650-0974





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CODY SKINNER | LAND BROKER Cody@lowaLandCompany.com 515-443-6343



FARM SPECIFICATIONS: Asking Price:

\$2,341,783 or \$11,995/Acre

Location:

From Bennett, Iowa, head south out of town on Cedar Street/Union Avenue for .7 miles. Turn right onto 250th Street for 2.8 miles. Farm will be on the north side (right side) of the road. See For Sale Signs.

Legal Description:

195.23 +/- Taxable (net) acres located in Cedar County, Iowa – Center Township, Section 13. Exact legal description will come from the abstract.

Tax Information:

\$5,952 Estimated Annually (2022)

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SOIL MAP

Cedar County

Details

OWA

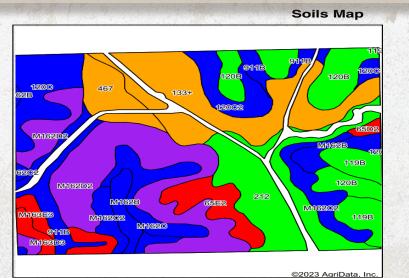
- Located 3.5 miles west of Bennett, Iowa
- Located 7 miles southeast of Tipton, Iowa

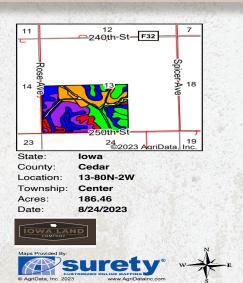
LAND

Center Township, Sections 13

COMPANY

- 195.23 +/- Taxable (net) Acres
- 186.50 +/- FSA Cropland Acres
- 77 CSR2 Average on the Cropland Acres
- Rolling topography allows for natural drainage with tile improvements in place
- Farm has been well taken care of by the same tenant for over 40 years
- Cover crop has been practiced the last 8 years
- Average Yields Corn (210-225 bushels), Beans (70 bushels)
- Farm is lease for 2023 agricultural season
- · Farm will have an open lease to the buyer for the 2024 agricultural season





Soils data provided by USDA and NRCS. Area Symbol: IA031, Soil Area Version: 27

Area Sym	nbol: IA031, Soil	Area V	ersion: 27												
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non- Irr Class *c	*i Corn Bu	*i Soybeans Bu	CSR2**	CSR	Bromegrass alfalfa AUM	Bromegrass alfalfa hay Tons	Corn Bu	Oats Bu	Smooth bromegrass AUM	Soybeans Bu
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	36.15	19.4%		IVe	0.0	0.0	57							
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	27.55	14.8%		llw	204.8	59.4	78	85						
212	Kennebec silt loam, 0 to 2 percent slopes, occasionally flooded	22.48	12.1%		Iw	228.8	66.4	92	94						
120B	Tama silty clay loam, 2 to 5 percent slopes	15.66	8.4%		lle	232.0	67.3	95	95						
120C	Tama silty clay loam, 5 to 9 percent slopes	11.77	6.3%		llle	216.0	62.6	90	80						
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	11.02	5.9%		Ille	0.0	0.0	82							
911B	Colo-Ely complex, 0 to 5 percent slopes	9.98	5.4%		llw	204.8	59.4	86	85						
119B	Muscatine silty clay loam, 2 to 5 percent slopes	8.22	4.4%		lle	232.0	67.3	95	95						

195.23 ACRES+/-

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PROPERTY PHOTOS

Cedar County











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A REAL ESTATE BROKERAGE GROWN ON THE BEST DIRT IN AMERICA

ABOUT US

Ne are Towa Land Company

WHAT WE DO

At Iowa Land Company, our approach is like that of a farmer: prepare, do the hard work and when the time comes, enjoy a successful harvest. We're a farm land real estate company and helping connect buyers and sellers of Iowa land is our specialty. As a team of native Iowans, our boots only know Iowa dirt. Our team of land experts combine years of real estate experience with the latest technology and marketing innovations to give you a modern real estate service unmatched in the Hawkeye State.

LAND AUCTIONS

LAND LISTINGS

V NATIONAL MARKETING



"IOWA IS OUR FACTORY, LAND MARKETING IS OUR CRAFT, FARMLAND TRANSACTIONS ARE OUR PRODUCT, AND THE PEOPLE ARE WHAT MAKE UP OUR BUSINESS" - [owa] and Company

> Nick and Cody are your local Land Brokers for lowa Land Company, a family owned business which they Co-Founded with their two brothers Matt and Luke Skinner. Our goal is to be a trusted source in the lowa farmland market while connecting buyers and sellers of lowa land. Over the past six years we have represented clients in over 400 land real estate transactions selling 18,000 + acres of lowa Land. We look forward to the opportunity to work for you and your family.

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