

LAND AUCTION



111 AC± | 2 TRACTS | CEDAR CO, IA

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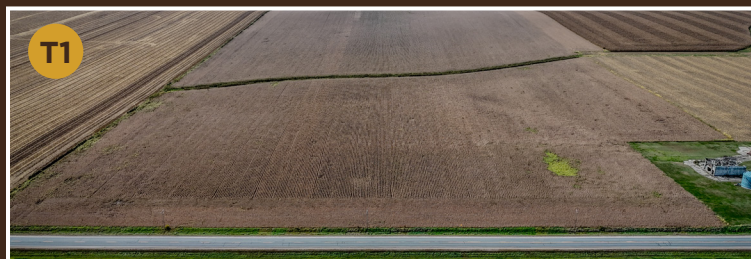
AUCTION DATE: 11/13/25 **AUCTION TIME:** 11 AM CT

AUCTION HELD AT: AMERICAN LEGION, 712 5TH ST, DURANT, IA 52747

Eastern Iowa Farmland Auction - 111+/- total acres near Durant, IA Offered in Two High-Quality Tracts

Ranch and Farm Auctions is proud to bring this Cedar County Farm to auction for the Michael H Hogan Living Trust. Presenting 111± total acres of high-quality farmland near Durant, Iowa, this farm will be offered in two tracts with strong soils and a great location. Both tracts are leased through the 2025 crop season but have open tenancy for the 2026 growing season. Both tracts are less than 2.5 miles from Interstate 80, offering quick access to major markets— 25 minutes to the Quad Cities and 40 minutes to Iowa City. With CSR2 ratings of 92.2 and 91, these are premier tracts of highly productive farmland.

- 111± acres Cedar Co Iowa high-quality tillable farm
- 107 +/- FSA Tillable Acres
- Offered in 2 tracts
- Tract 1 75± acres located on a hard surface road
- Tract 2 36± acres
- 92.2 CSR2 rating on the larger tract and 91 CSR2 rating on the smaller tract

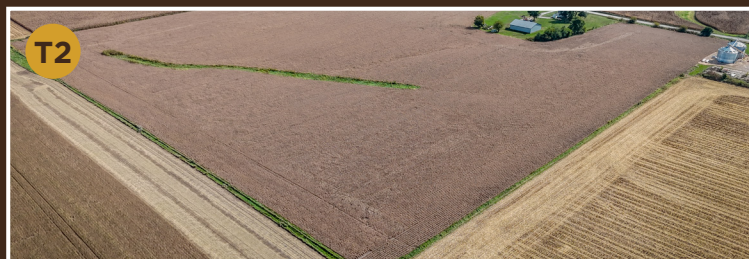


TRACT 1 DESCRIPTION: 75 ± ACRES

Tract 1 is 75± acres, with 72.09 FSA tillable acres. The farm is located just outside of Durant, Iowa, on a hard-surface road, and is only 25 minutes to the Quad Cities and 40 minutes to Iowa City. The main soil types are Tama silty Clay loam and Colo-Ely Complex with a CSR2 rating of 92.2. The property is 1 mile from Interstate 80 for quick access to a major roadway. There is a lease in place through the 2025 crop season, but open tenancy for the 2026 growing season. This is a very high-quality tillable farm in a great location. Join us in person or online for the auction.

- Tract 1 75± acres
- Primary Soils include Tama Silty Clay loam and Colo-Ely Complex
- CSR2 of 92.2
- Hard surface Yankee Avenue
- 1 mile to Durant and 1 mile to Interstate 80

Deeded Acres: 75±
FSA Farmland Acres: 72±
Soil Types: Tama silty clay loam, Colo-Ely complex
Soil PI/NCCPI/CSR2: CSR2 92.2
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: At Closing
Survey Needed?: No
Brief Legal: pt of S ½ SE ¼ S26 T79N R1W Cedar Co, IA
PIDs: 0120-16-26-400-005-0
Lat/Lon: 41.614, -90.923
Zip Code: 52747



TRACT 2 DESCRIPTION: 36± ACRES

Tract 2 is 36± acres, with 34.8 FSA tillable acres. The farm is located 2.5 miles NW of Durant and only 2.5 miles to Interstate 80. It features direct road frontage with primary soil types of Tama silty clay loam and Atterberry silt loam. CSR2 rating of 91. There is a lease in place through 2025, but open tenancy for the 2026 growing season. This is a very high-quality farm in a great location. Join us in person or online for the auction.

- Tract 2 36± acres with 34.8 FSA Tillable acres
- Primary Soils include Tama Silty Clay loam and Atterberry silt loam
- CSR2 of 91
- 2.5 miles to Durant and 2.5 miles to Interstate 80

Deeded Acres: 36±
FSA Farmland Acres: 34.8±
Soil Types: Tama silty clay loam, Atterberry silt loam
Soil PI/NCCPI/CSR2: CSR2 91
CRP Acres/Payment: NA
Taxes: TBD
Lease Status: Open Tenancy for 2026 crop year
Possession: At Closing
Survey Needed?: No
Brief Legal: pt of NW ¼ NE ¼ S34 T79N R1W Cedar Co IA
PIDs: pt of 0120-16-34-200-005-0
Lat/Lon: 41.61, -90.954
Zip Code: 52747

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
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RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

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TRACT 2
36
ACRES ±

TRACT 1
75
ACRES ±

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