

# Land For Sale

**ACREAGE:**

**40.00 Acres, m/l**

**LOCATION:**

**Tama County, IA**



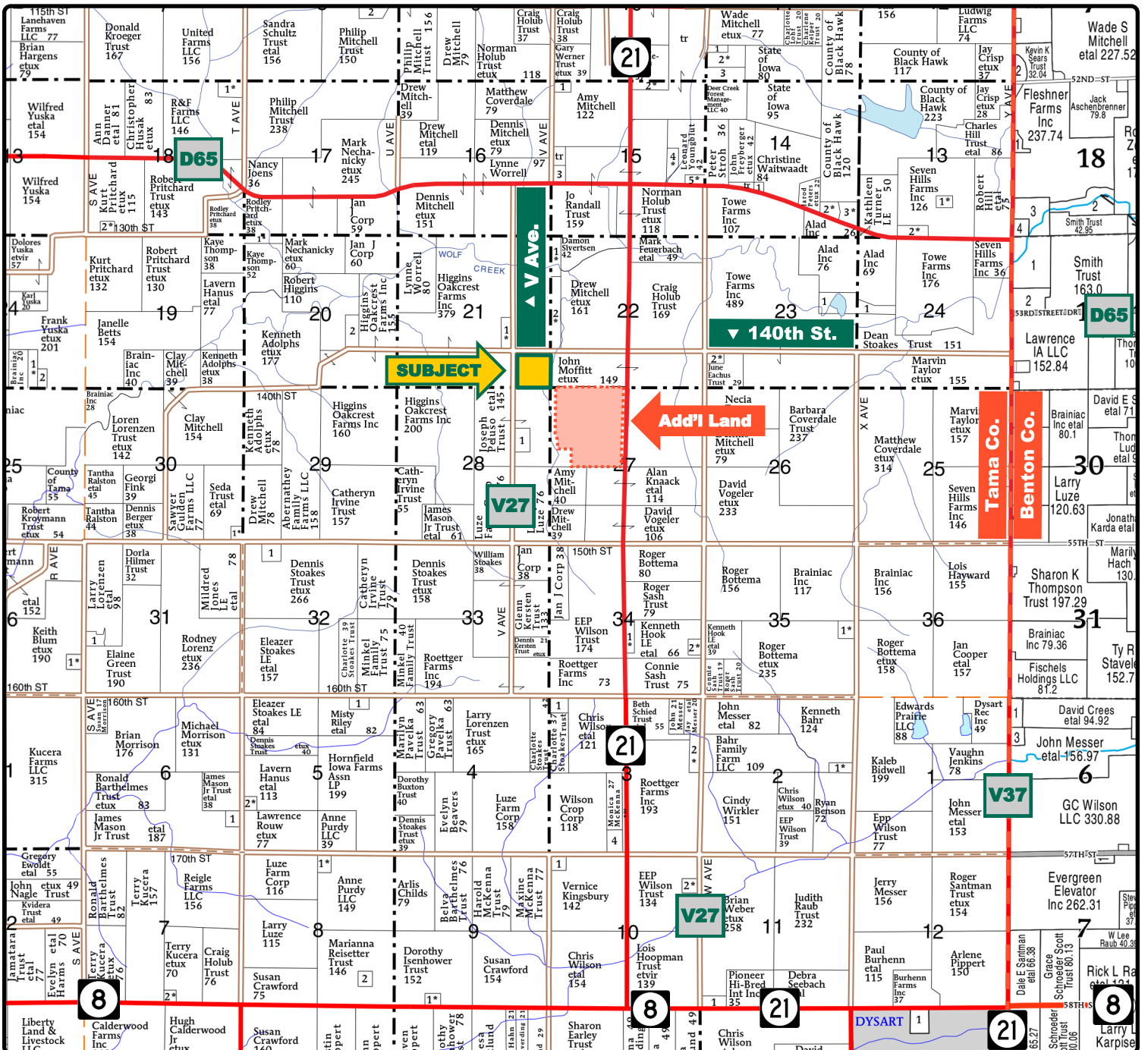
## Property Key Features

- Located 6 Miles Northwest of Dysart, Iowa
- 30.72 Est. FSA/Eff. Crop Acres with an 87.70 CSR2
- Productive Tama County Farm

**Troy Louwagie, ALC**  
Licensed Broker in IA & IL  
**319-721-4068**  
**TroyL@Hertz.ag**

**319-895-8858**  
102 Palisades Road & Hwy. 1  
Mount Vernon, IA 52314  
**www.Hertz.ag**

**Jake Miller, AFM**  
Licensed Salesperson in IA  
**319-449-6111**  
**JakeM@Hertz.ag**



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<b>FSA/Eff. Crop Acres:</b>	<b>30.72*</b>
<b>Corn Base Acres:</b>	<b>22.08*</b>
<b>Bean Base Acres:</b>	<b>7.80*</b>
<b>Soil Productivity:</b>	<b>87.70 CSR2</b>

*\*Acres are estimated.*

## Property Information

**40.00 Acres, m/l**

### Location

**From Dysart—Intersection of Hwy 8 and Hwy 21:** 2½ miles west on Hwy 8/21, 4⅓ miles north on Hwy 21 and ½ mile west on 140th St. The property is on the south side of the road.

### Legal Description

The SE¼ of the SE¼ of Section 21, Township 86 North, Range 13 West of the 5th P.M., Tama County, Iowa.

### Price & Terms

- \$510,000.00
- \$12,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Negotiable. Subject to 2023 lease.

### Real Estate Tax

Taxes Payable 2022 - 2023: \$1,384.00  
Gross Acres: 40.00  
Net Taxable Acres: 37.64  
Tax per Net Taxable Acre: \$36.77  
Tax Parcel ID #: 0421400004

### FSA Data

Part of Farm Number 8540, Tract 11802  
FSA/Eff. Crop Acres: 30.72\*  
Corn Base Acres: 22.08\*  
Corn PLC Yield: 159 Bu.  
Bean Base Acres: 7.80\*  
Bean PLC Yield: 49 Bu.  
*\*Acres are estimated pending reconstitution of farm by the Tama County FSA office.*

### Soil Types/Productivity

Primary soil is Dinsdale. CSR2 on the Est. FSA/Eff. crop acres is 87.70. See soil map for detail.

### Land Description

Topography is considered level to gently rolling.

### Drainage

Drainage is natural with some tile.

### Buildings/Improvements

None.

### Water & Well Information

None.

### Comments

This is a productive Tama County farm with an 87.70 CSR2 on the cropland.

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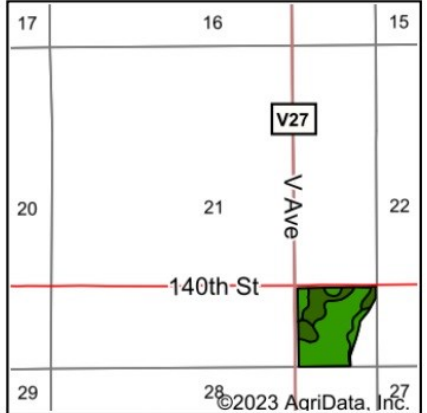
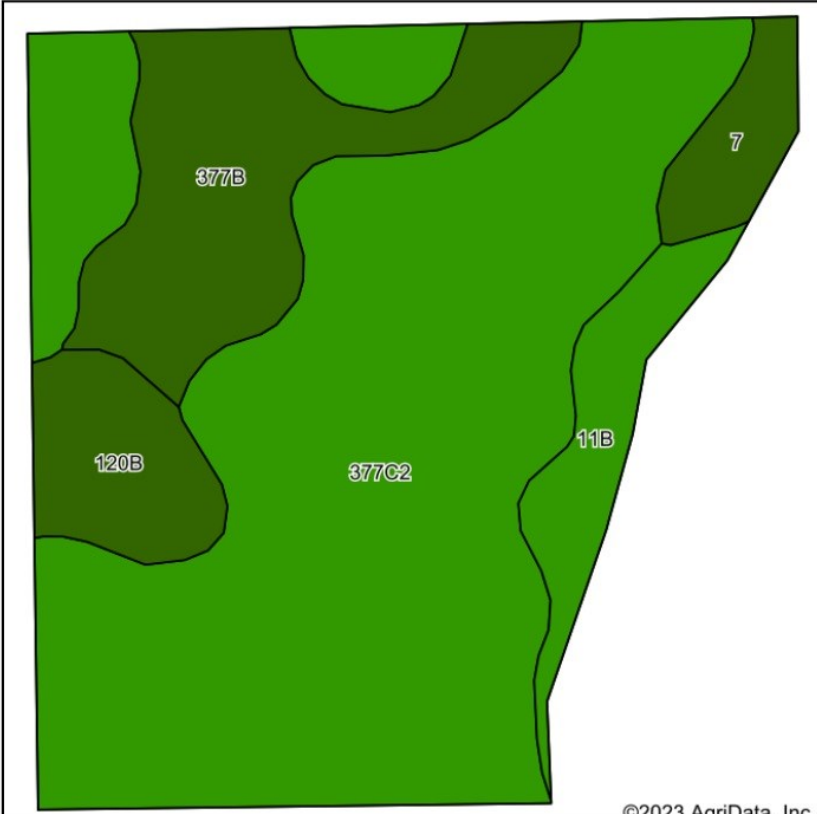
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State: **Iowa**  
 County: **Tama**  
 Location: **21-86N-13W**  
 Township: **Geneseo**  
 Acres: **30.72**  
 Date: **6/23/2023**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

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Area Symbol: IA171, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	20.78	67.6%		IIIe	85
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	4.94	16.1%		IIe	94
120B	Tama silty clay loam, 2 to 5 percent slopes	1.98	6.4%		Ile	95
11B	Colo-Ely complex, 0 to 5 percent slopes	1.90	6.2%		IIw	86
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	1.12	3.6%		Iw	100
<b>Weighted Average</b>					<b>2.64</b>	<b>87.7</b>

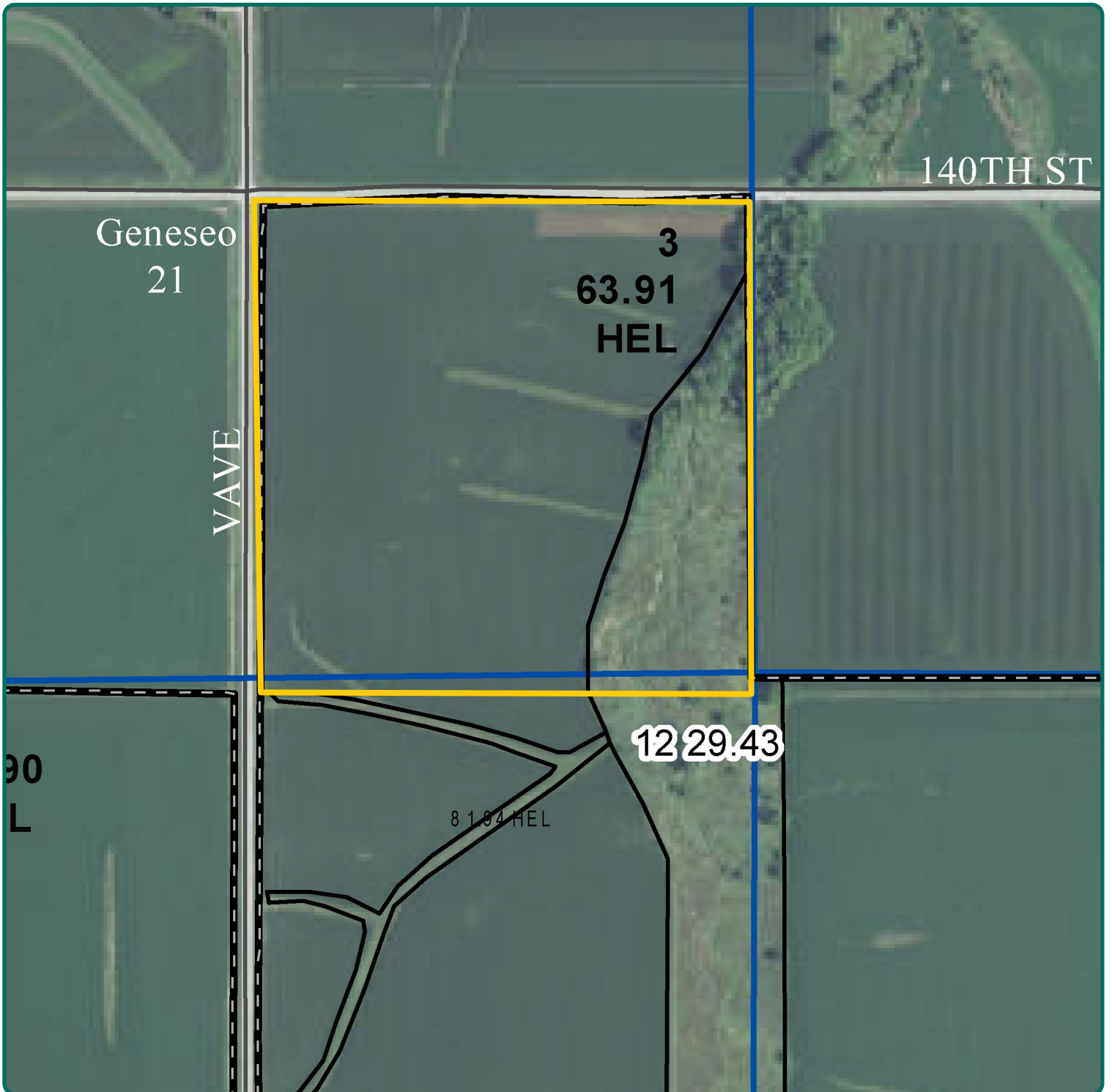
\*\*IA has updated the CSR values for each county to CSR2.  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method

### Additional Land for Sale

Seller has an additional tract of land for sale located southeast of this property. See Additional Land Aerial Photo.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.*

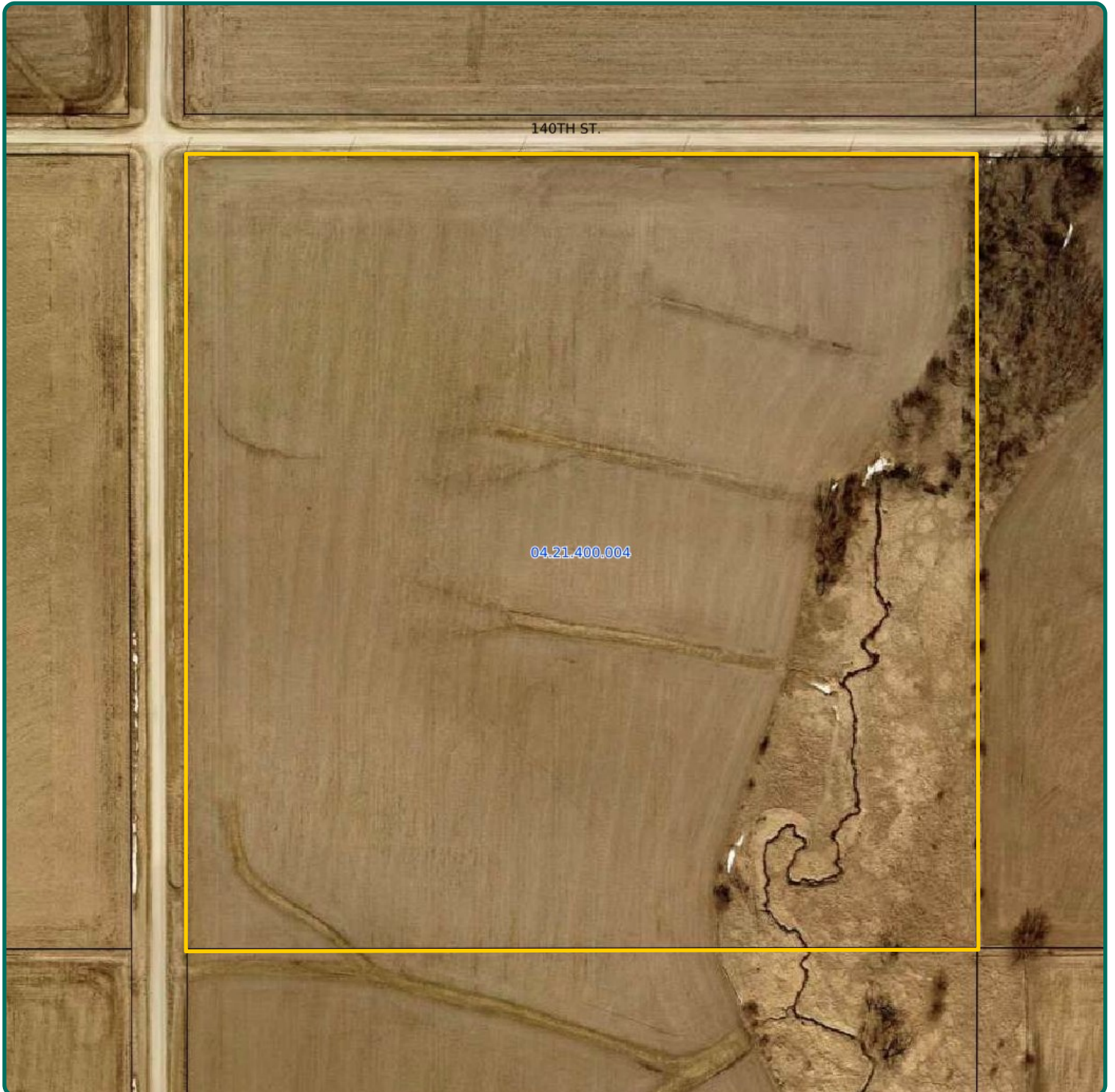
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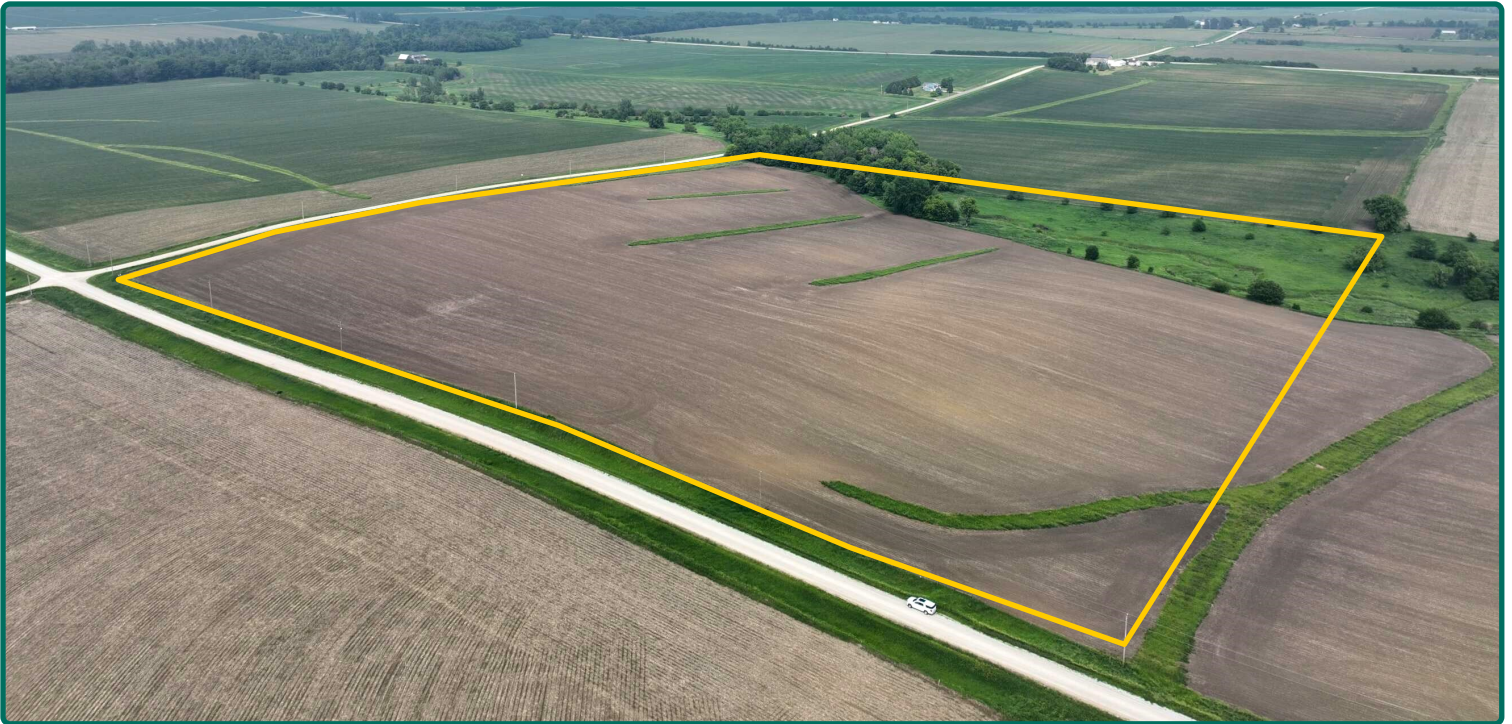
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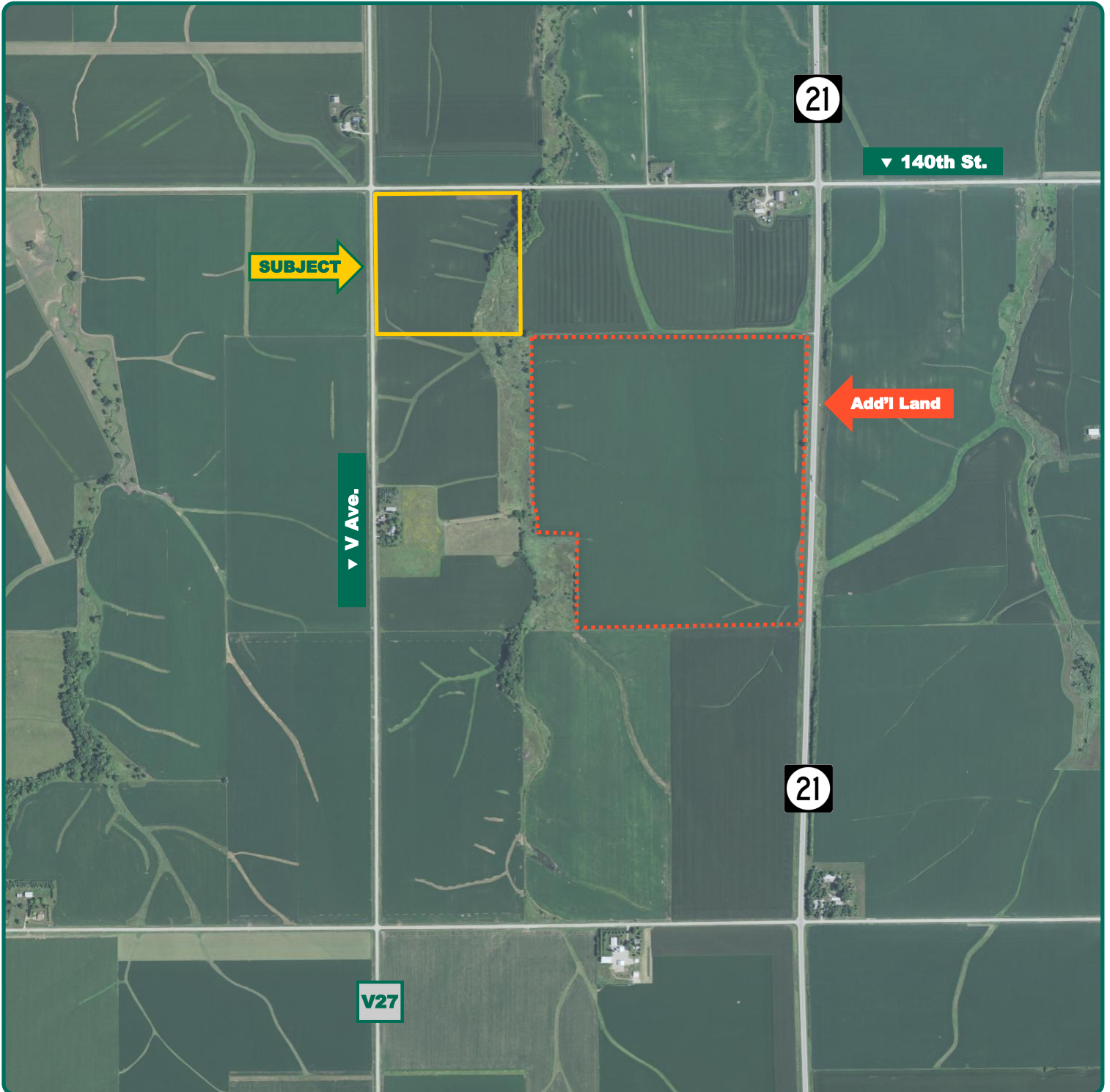
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