

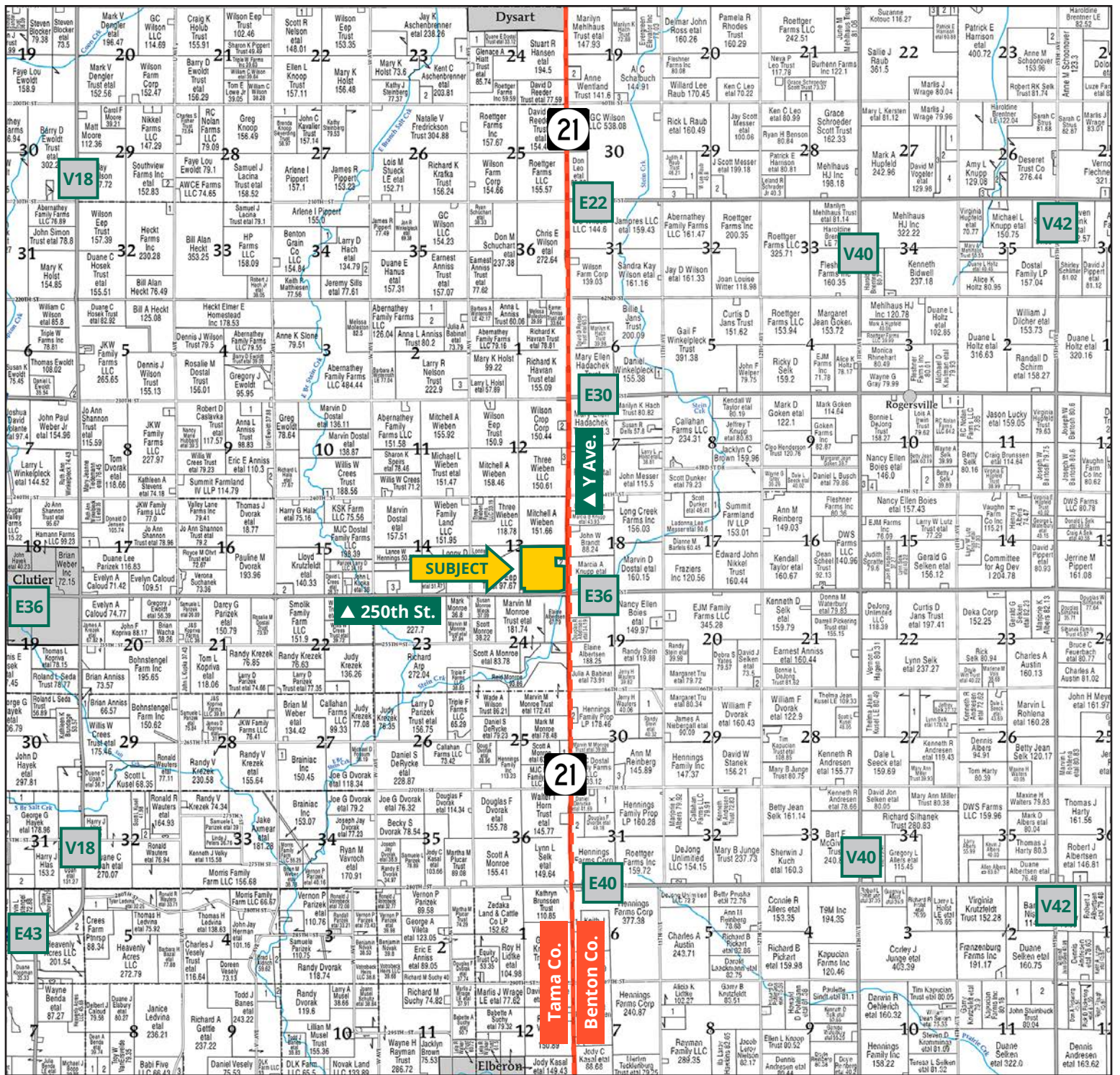
The Albertsen Family Farm



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140.64 Acres, m/l
Tama County, IA



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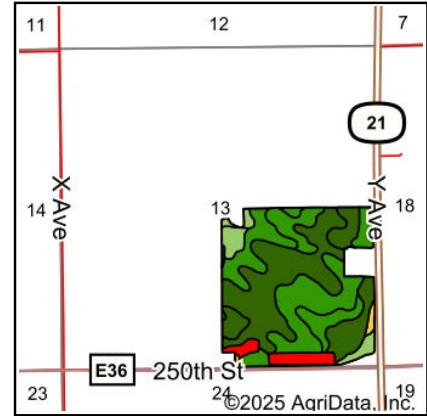
FSA/Eff. Crop Acres: 140.74 | Soil Productivity: 84.10 CSR2



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State: **Iowa**
 County: **Tama**
 Location: **13-84N-13W**
 Township: **Oneida**
 Acres: **140.74**
 Date: **2/19/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA171, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	43.89	31.4%		Ile	94
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	35.03	24.9%		IIIe	85
11B	Colo-Ely complex, 0 to 5 percent slopes	17.34	12.3%		IIw	86
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	10.68	7.6%		Ile	95
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	9.21	6.5%		IIIe	90
5040	Anthroportic Udorthents, 2 to 9 percent slopes	7.40	5.3%		VIIs	5
428B	Ely silty clay loam, 2 to 5 percent slopes	7.09	5.0%		Ile	88
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.40	3.1%		IIw	78
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.87	2.7%		IIw	74
350C	Waukegan silt loam, 5 to 9 percent slopes	1.19	0.8%		IIIe	50
683E2	Liscomb loam, 14 to 18 percent slopes, eroded	0.34	0.2%		IVe	43
7	Wiota silt loam, 0 to 2 percent slopes, rarely flooded	0.30	0.2%		Iw	100
Weighted Average					2.54	84.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Dysart: 5¼ miles south on IA-21/Y Ave. The property is on the northwest side of the intersection of IA-21/Y Ave. and 250th St.

Simple Legal

That part of the SE¼, excepting 1½ acres in the SW corner and further excepting Parcel "A", all in Section 13, Township 84 North, Range 13 West of the 5th P.M., Tama County, Iowa. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,102,568.00
- \$14,950/acre
- 10% down upon acceptance of offer, balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2024-2025: \$5,244.00
Net Taxable Acres: 140.64
Tax per Net Taxable Acre: \$37.29

Lease Status

The lease is open for 2025.

FSA Data

Farm Number 9628, Tract 2484
FSA/Eff. Crop Acres: 140.74
Corn Base Acres: 79.73
Corn PLC Yield: 175 Bu.
Bean Base Acres: 60.99
Bean PLC Yield: 58 Bu.

Soil Types/Productivity

Primary soils are Dinsdale and Colo-Ely. CSR2 on the FSA/Eff. crop acres is 84.10. See soil map for detail.

Mineral Rights

All mineral rights owned by the Seller, if any, will be transferred to the Buyer(s).

Land Description

The topography is gently rolling.

Drainage

Drainage is natural with some tile. No tile maps are available.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This nice Tama County farm features productive soils and is conveniently located along a hard-surfaced road.



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.

Northeast Corner Looking Southwest



Southeast Corner Looking Northwest



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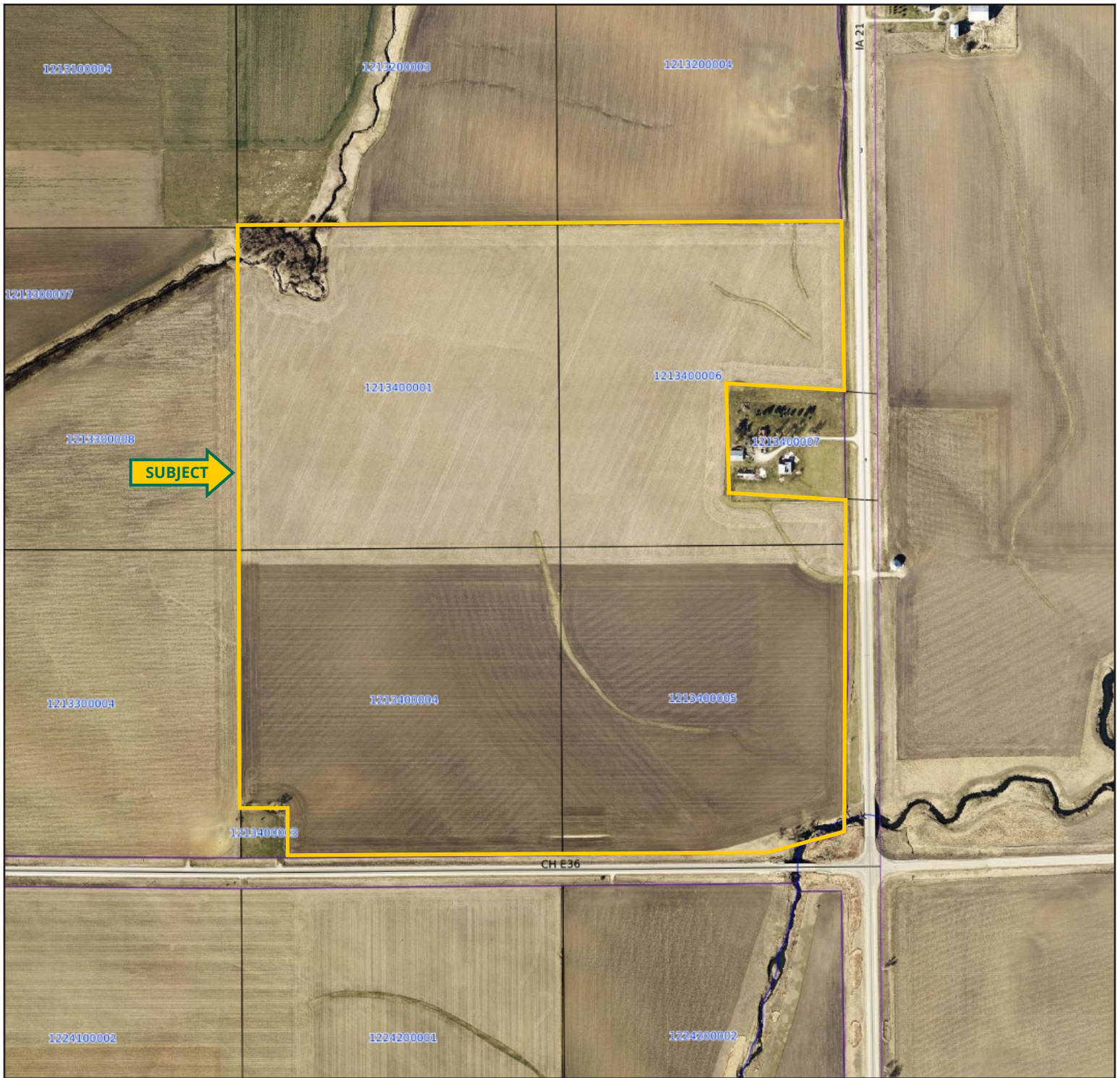
Northwest Corner Looking Southeast



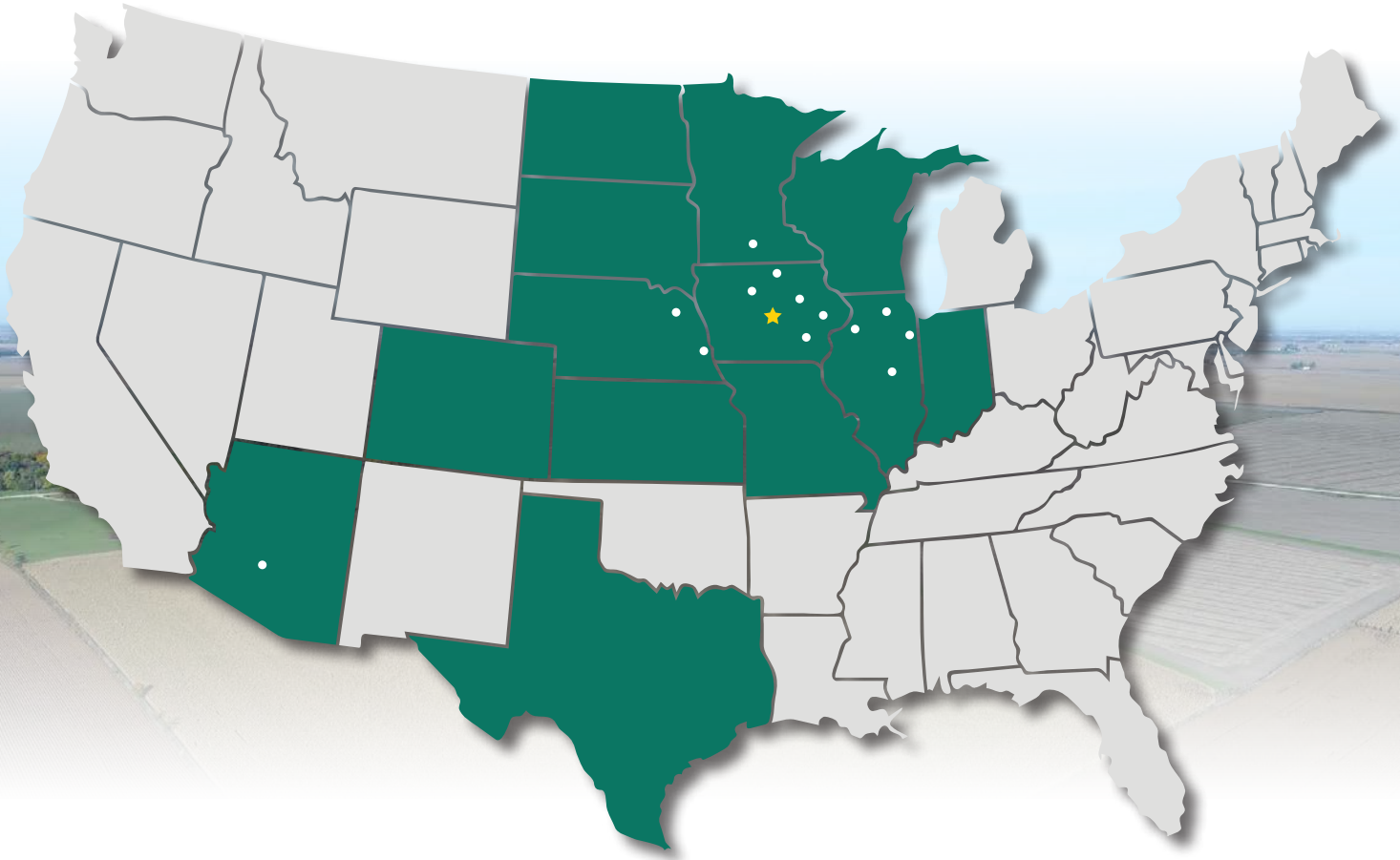
Southeast Corner Looking Northwest







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