



# LAND FOR SALE

**Good-Quality Cropland on Hard-Surfaced Road, Just North of Traer**

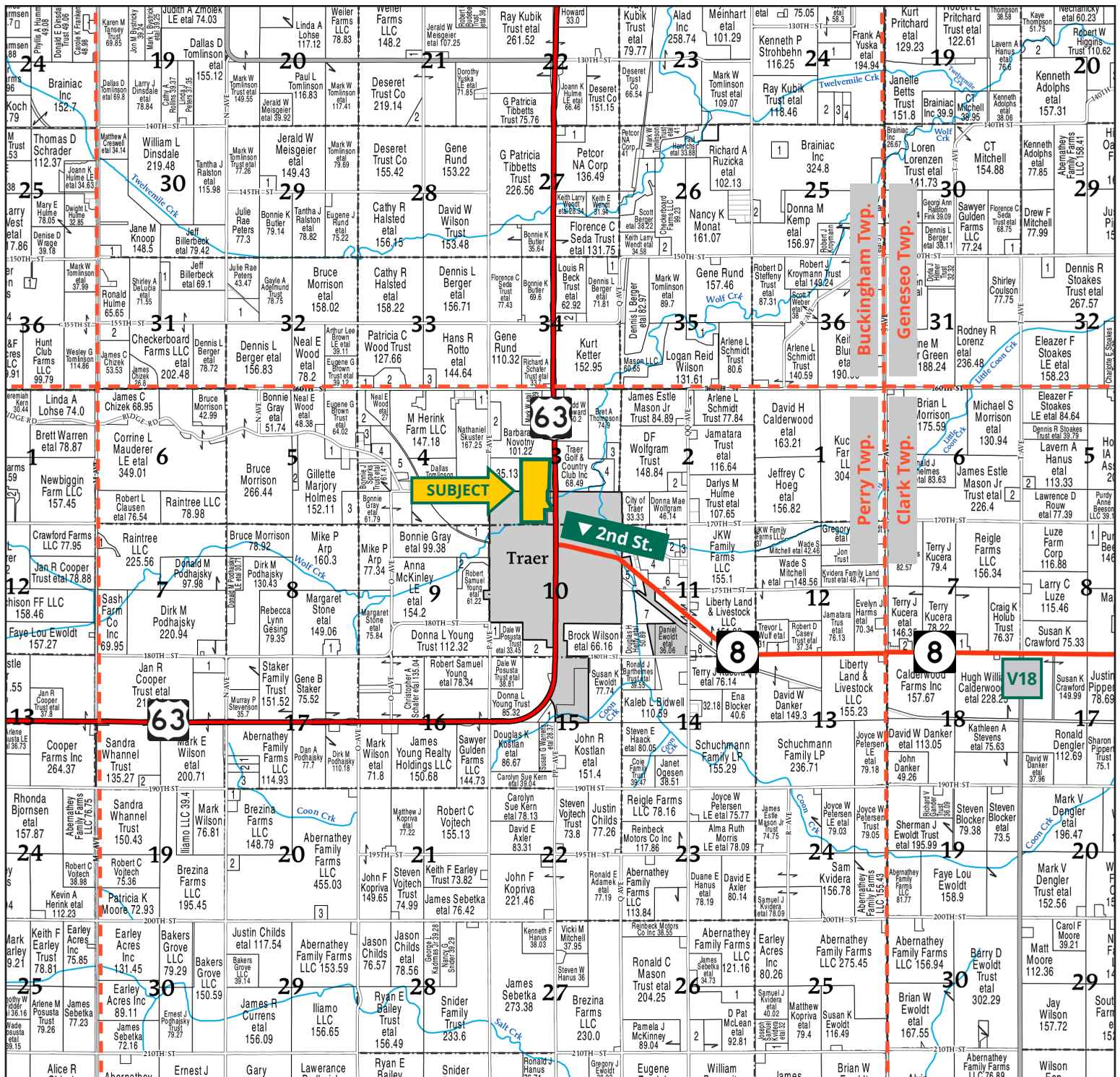


**TROY LOUWAGIE, ALC**  
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**71.04 Acres, m/l**  
**Tama County, IA**



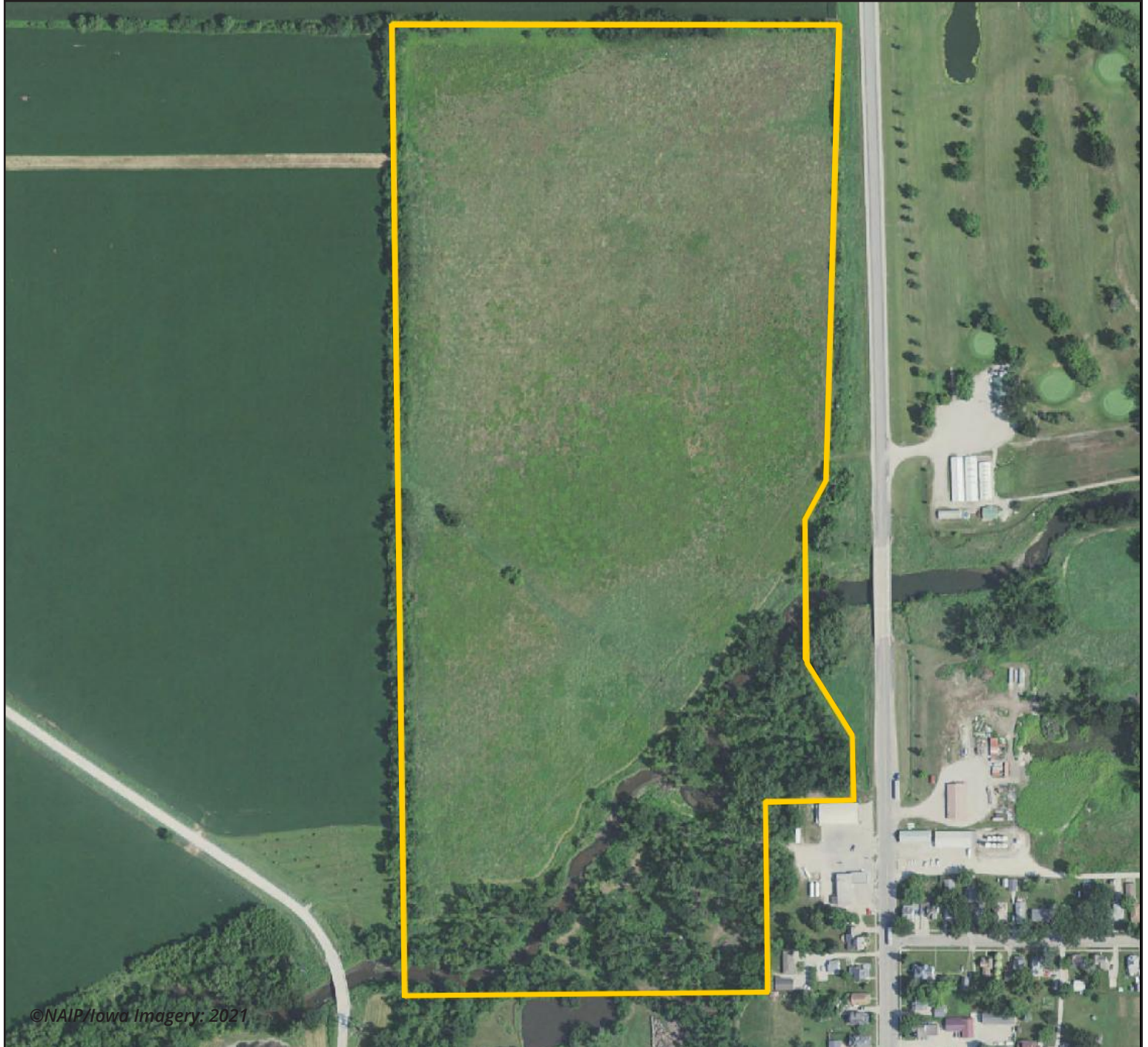


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FSA/Eff. Crop Acres: 55.34 | Soil Productivity: 88.10 CSR2



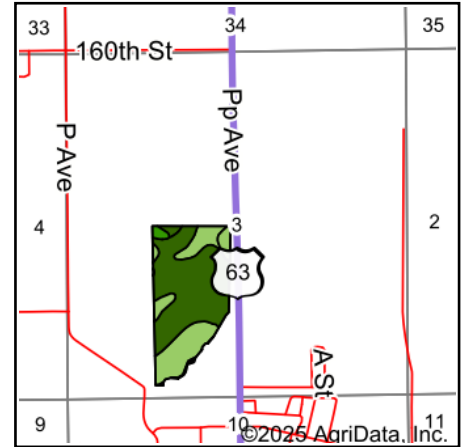
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Soils data provided by USDA and NRCS.



State: **Iowa**  
 County: **Tama**  
 Location: **3-85N-14W**  
 Township: **Perry**  
 Acres: **55.34**  
 Date: **7/13/2025**



Maps Provided By:  
  
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Area Symbol: IA171, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
88	Nevin silty clay loam, 0 to 2 percent slopes	34.56	62.5%		Iw	95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	12.39	22.4%		IIw	78
43	Bremer silty clay loam, 0 to 2 percent slopes, occasionally flooded	6.40	11.6%		IIw	74
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	0.90	1.6%		IIIe	87
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	0.79	1.4%		Ile	95
1133	Colo silty clay loam, channeled, 0 to 2 percent slopes, frequently flooded	0.30	0.5%		IIw	5
Weighted Average					1.39	88.1

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method



## Location

From Traer—Intersection of 2nd St./IA-8 and N Main St./US-63: ½ mile north on N Main St./US-63 The property is on the west side of the road.

## Simple Legal

That part of the E½ of the SW¼ of Section 3, Township 85 North, Range 14 West of the 5th P.M., Tama County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$564,768.00
- \$7,950.00/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2024-2025: \$2,444.00  
Net Taxable Acres: 71.04  
Tax per Net Taxable Acre: \$34.40

## Lease Status

Farm is leased for the 2025 crop year.

## FSA Data

Farm Number 5825, Tract 12057  
FSA/Eff. Crop Acres: 55.34  
Corn Base Acres: 30.09  
Corn PLC Yield: 126 Bu.  
Bean Base Acres: 24.40  
Bean PLC Yield: 40 Bu.

## Soil Types/Productivity

Primary soils are Nevin, Colo, and Bremer. CSR2 on the FSA/Eff. crop acres is 88.10. 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

This farm is level.

## Drainage

Drainage is natural.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a nice farm located on the north edge of Traer, Iowa, along a hard-surfaced road. It includes productive farmland, timber and creek.



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.



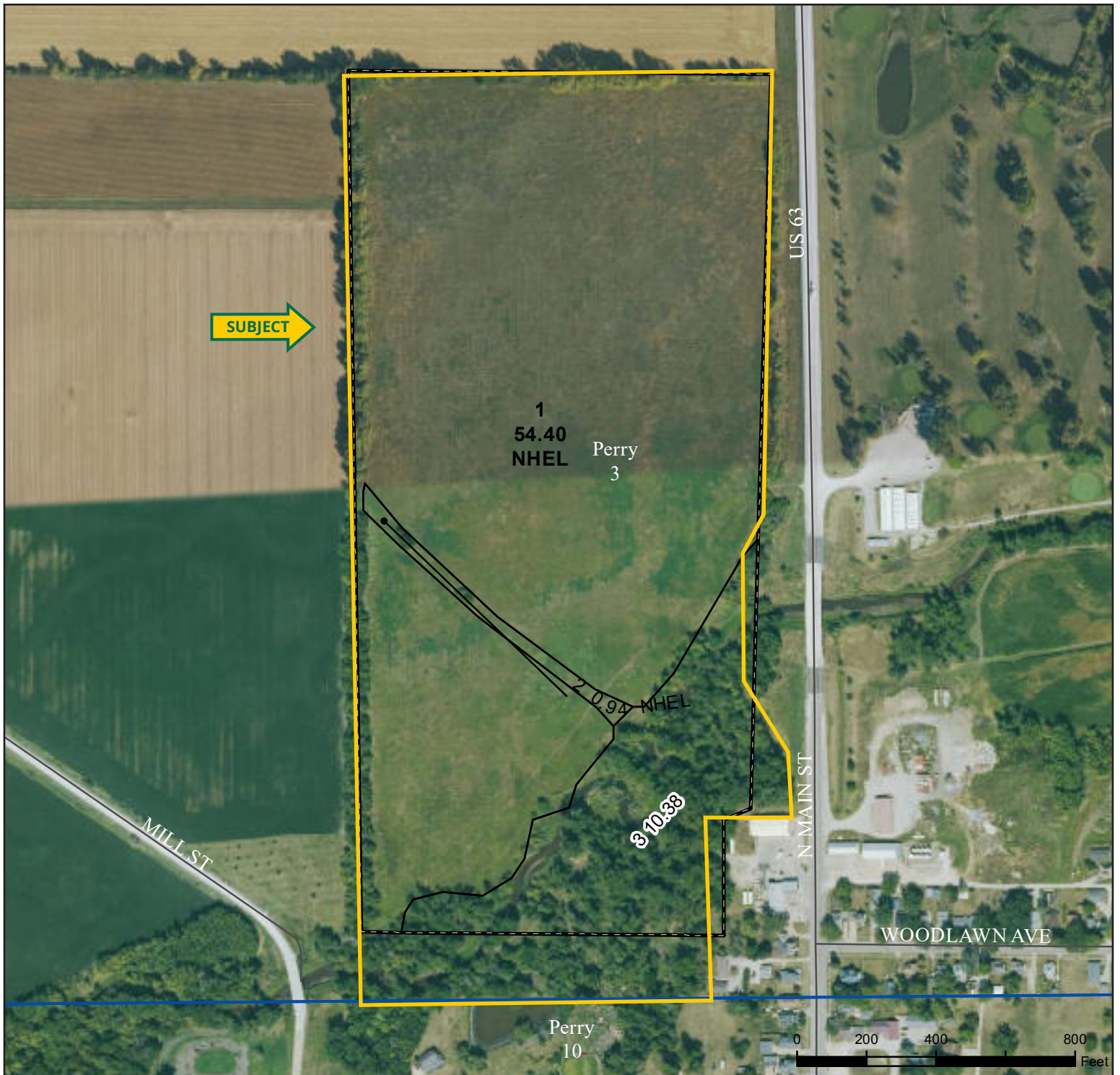
Southwest Corner Looking Northeast



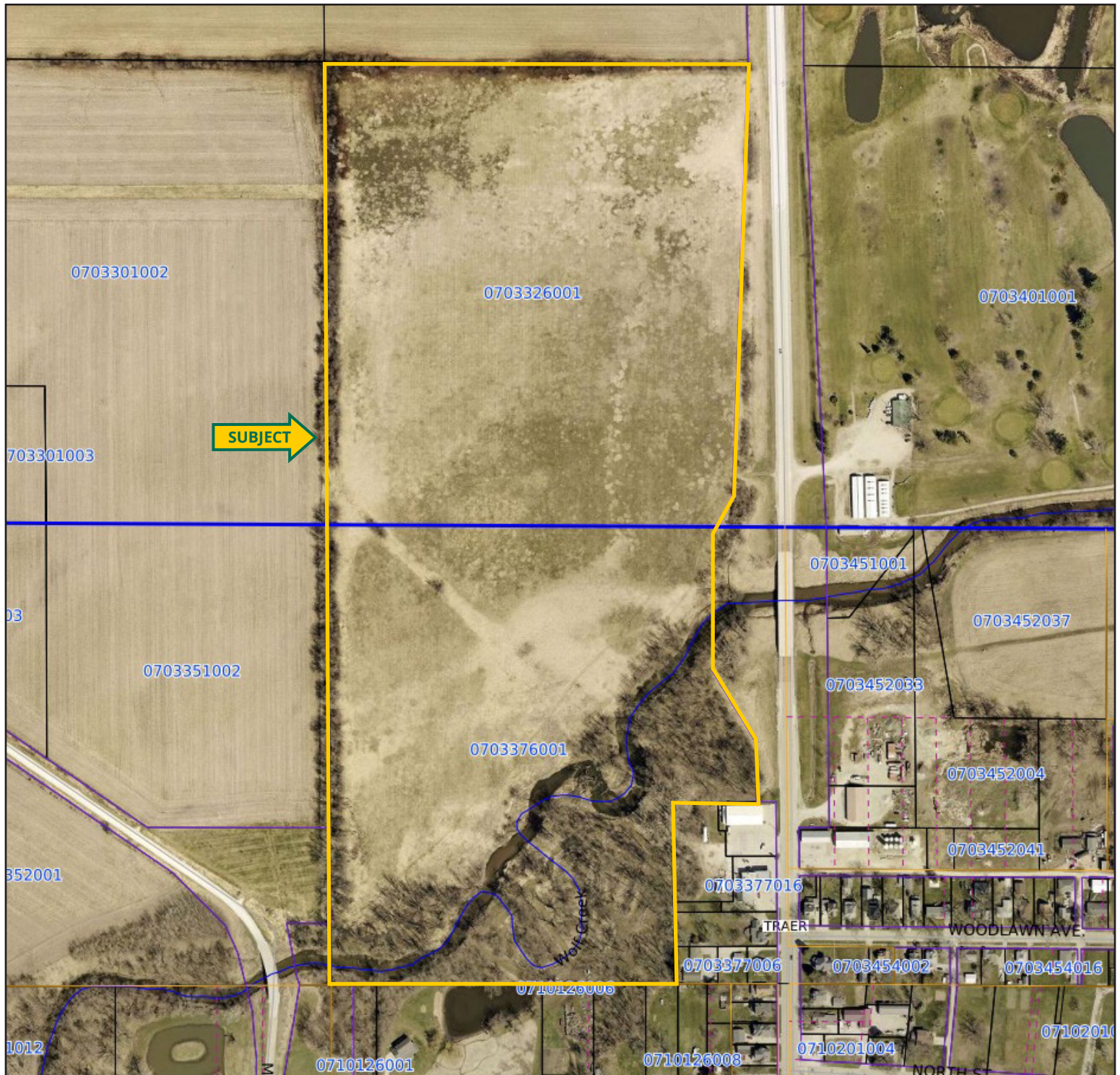
Northwest Corner Looking Southeast





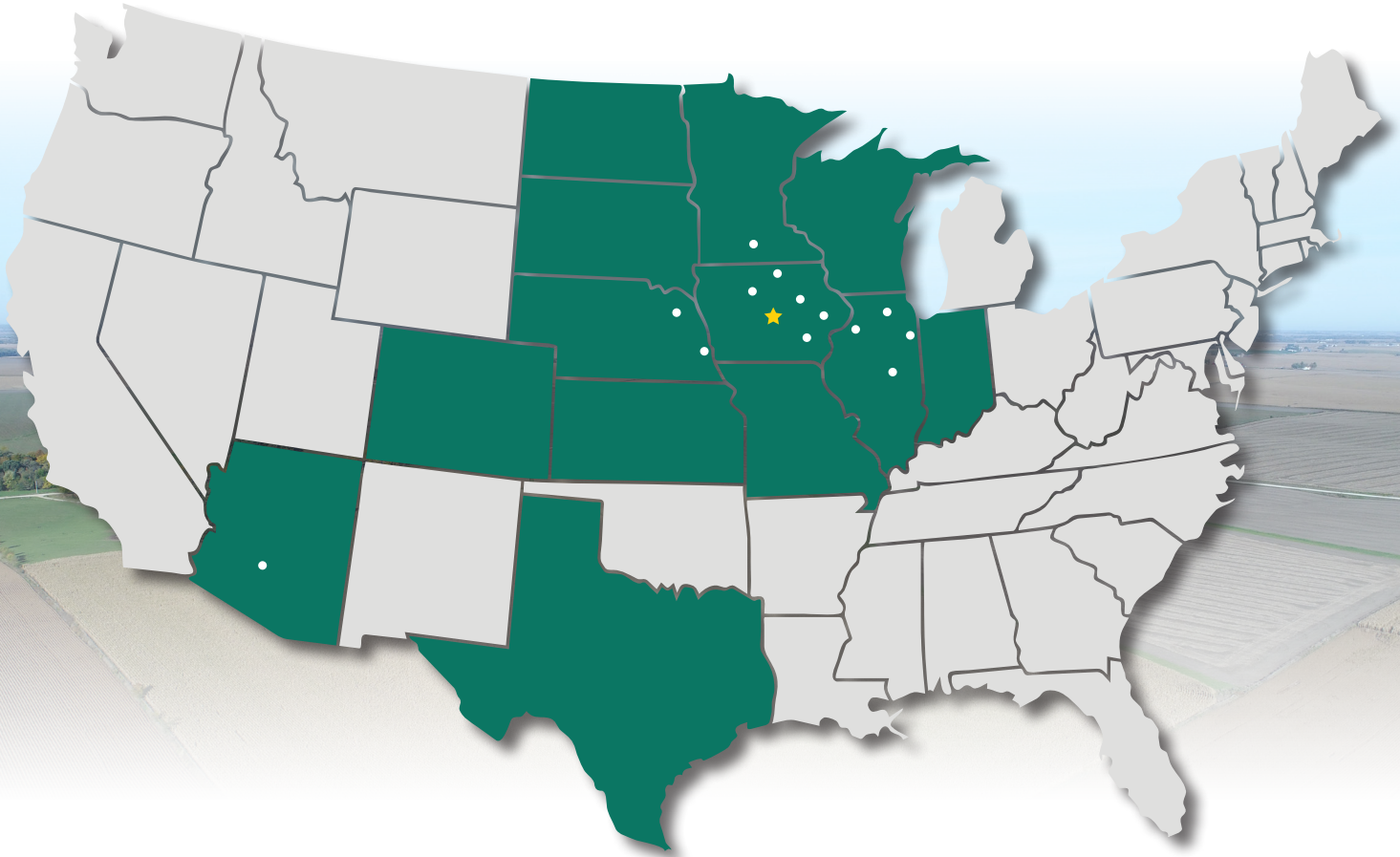








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