

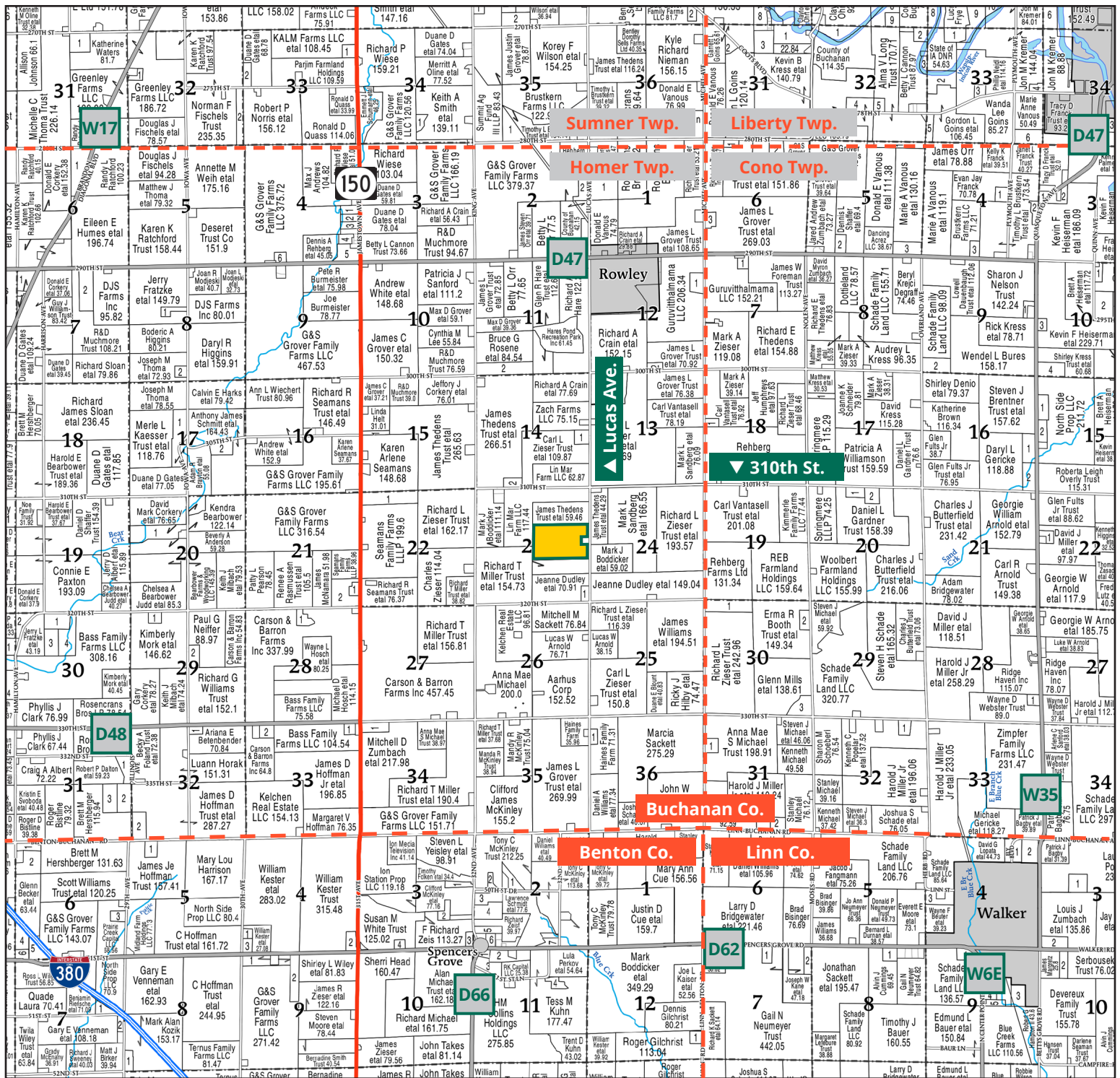
Tappin Farm



TROY LOUWAGIE, ALC
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319.895.8858 | 102 Palisades Road
Mount Vernon, IA 52314-0050 | www.Hertz.ag

95.60 Acres, m/I
Buchanan County, IA

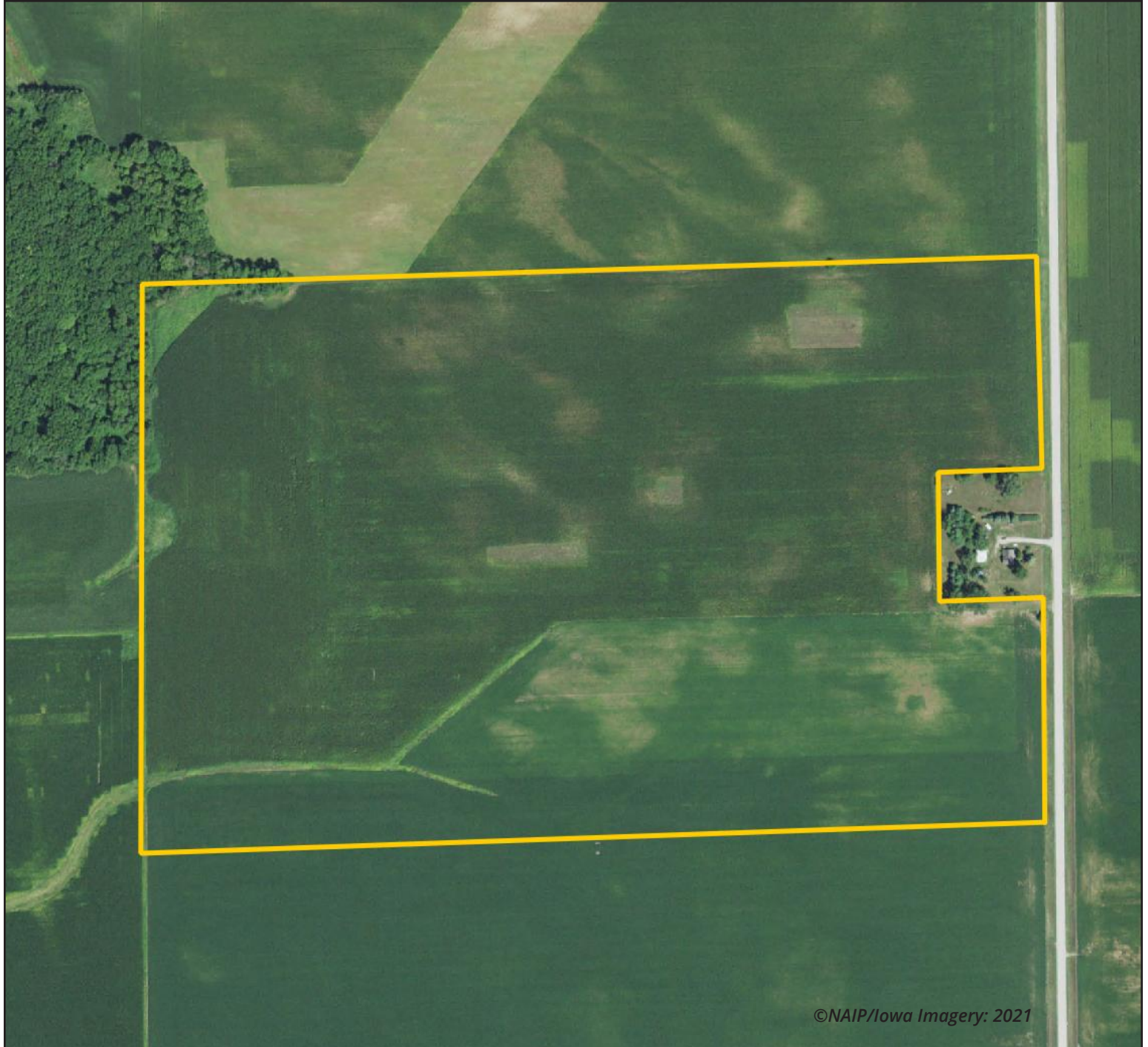


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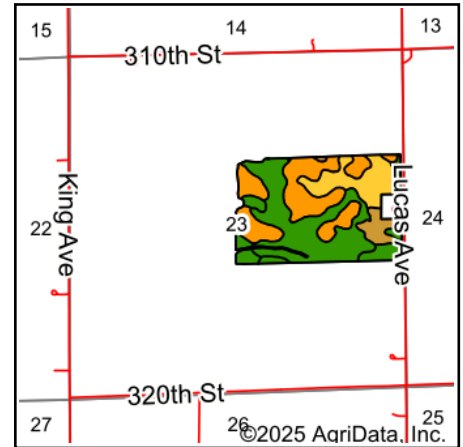
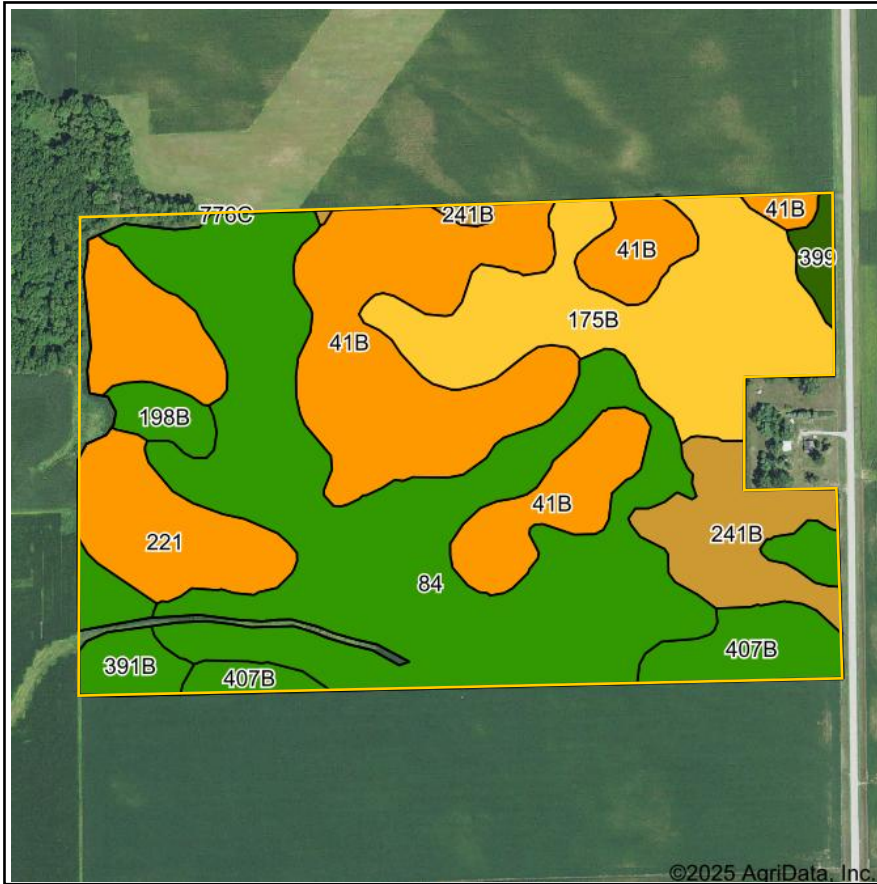
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FSA/Eff. Crop Acres: 93.83 | Soil Productivity: 64.10 CSR2



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State: **Iowa**
 County: **Buchanan**
 Location: **23-87N-9W**
 Township: **Homer**
 Acres: **93.83**
 Date: **9/5/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**
84	Clyde clay loam, 0 to 3 percent slopes	32.86	35.2%		IIw		88
41B	Sparta loamy sand, 2 to 5 percent slopes	20.68	22.0%		IVs	Ile	42
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	14.57	15.5%		IIIe		50
221	Klossner muck, 1 to 4 percent slopes	9.70	10.3%		IIIw		48
241B	Burkhardt-Saude complex, 2 to 5 percent slopes	5.75	6.1%		IVe	Ile	33
407B	Schley loam, 1 to 4 percent slopes	5.14	5.5%		IIw		81
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.66	2.8%		IIw		87
198B	Floyd loam, 1 to 4 percent slopes	1.49	1.6%		IIw		89
399	Readlyn silt loam, 1 to 3 percent slopes	0.98	1.0%		Iw		91
Weighted Average					2.81	*-	64.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Location

From Rowley: 2 miles south on Lucas Ave. The property is on the west side of the road.

Simple Legal

The south 60 acres of the NE¼ and the north 40 acres of the SE¼ of Section 23, Township 87 North, Range 9 West of the 5th P.M. in Buchanan County, Iowa, excepting the building site. *Final abstract/ title documents to govern legal description.*

Price & Terms

- \$979,900.00
- \$10,250/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2025-2026: \$2,968.00
Net Taxable Acres: 95.60
Tax per Net Taxable Acre: \$31.05

Lease Status

Lease is open for the 2026 crop year.

FSA Data

Farm 4292, Tract 370
FSA/Eff. Crop Acres: 93.83
Corn Base Acres: 59.50
Corn PLC Yield: 138 Bu.
Bean Base Acres: 31.50
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Primary soils are Clyde, Sparta and Dickinson. CSR2 on the FSA/Eff. crop acres is 64.10. 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 farm is level to gently rolling.

Drainage

Drainage is natural with some tile. Tile maps are not available. Contact agent for more information.

Buildings/Improvements

None.

Water & Well Information

None.

Comments

This is a productive Buchanan County farm located just south of Rowley, Iowa.



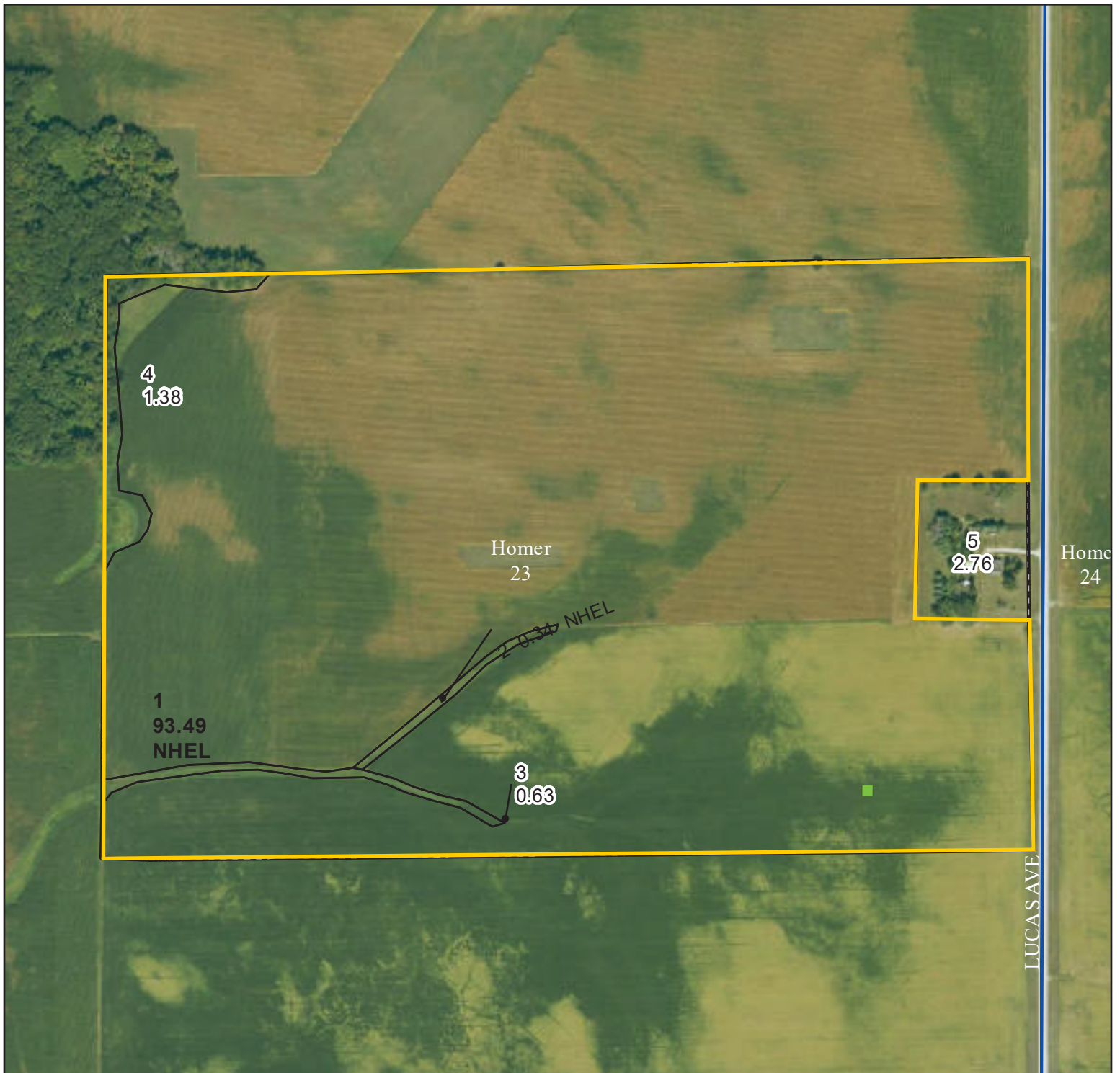
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

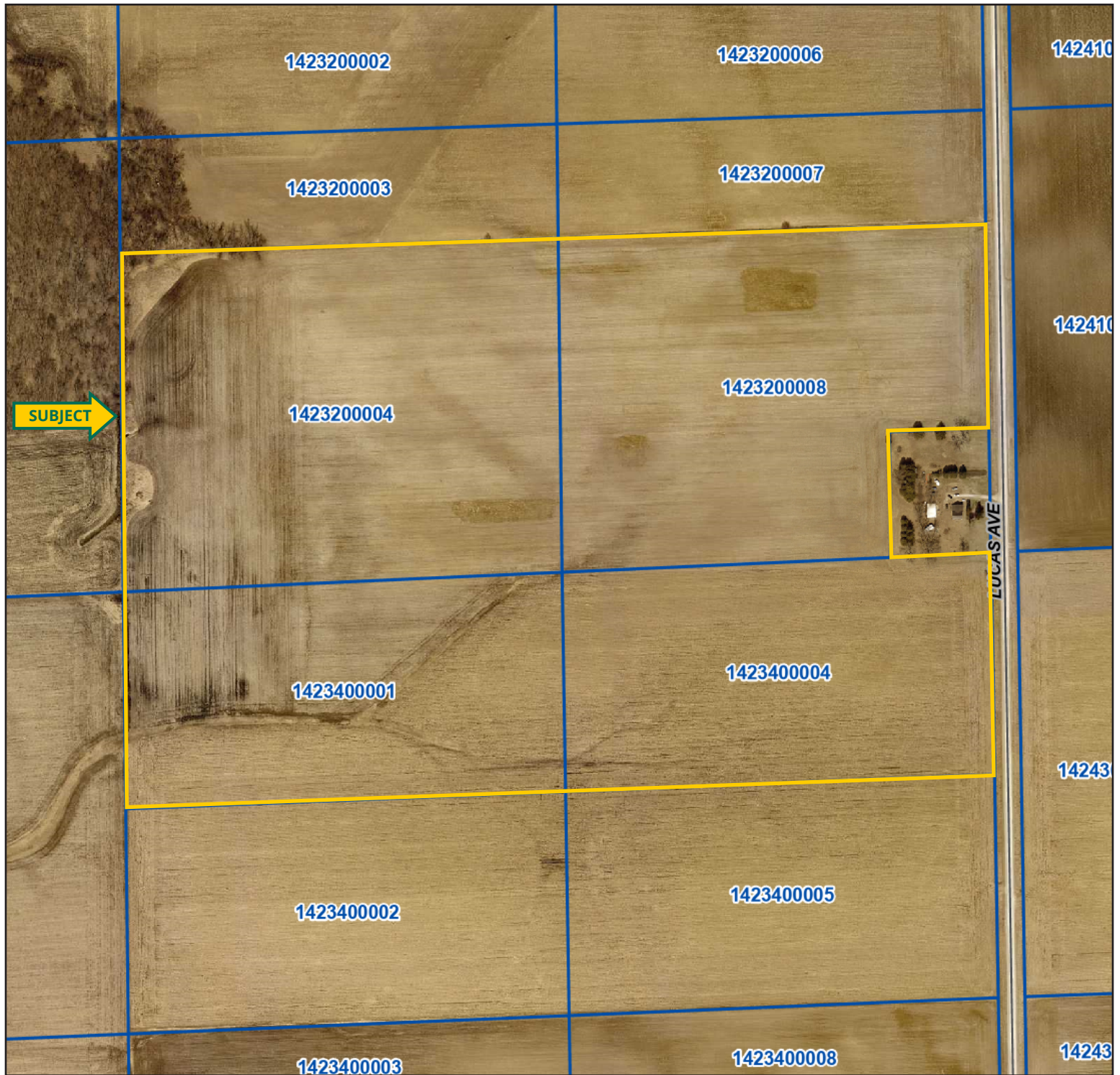
Southeast Corner Looking Northwest



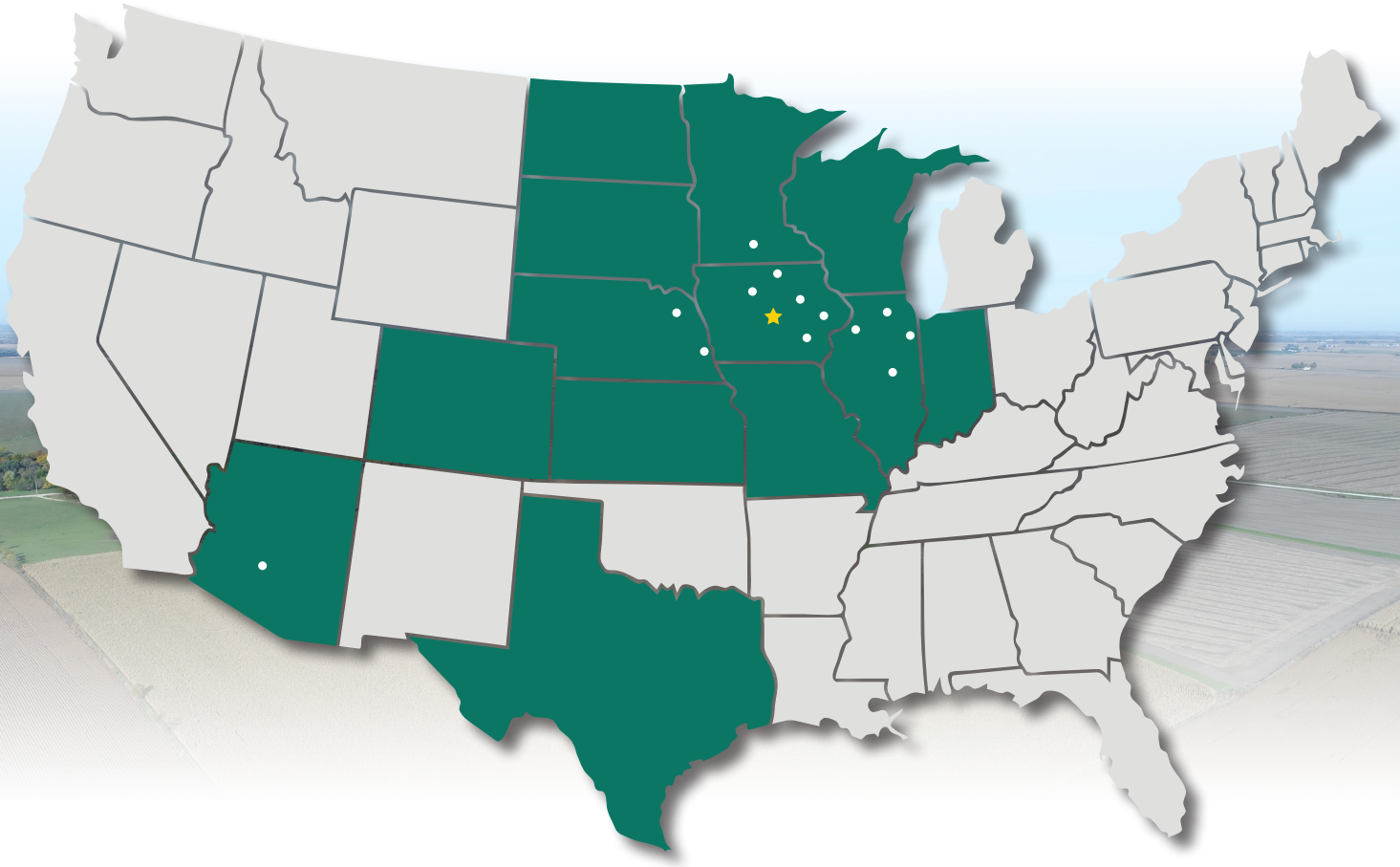
Northeast Corner Looking Southwest







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