

## Peluso Trust Farm



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

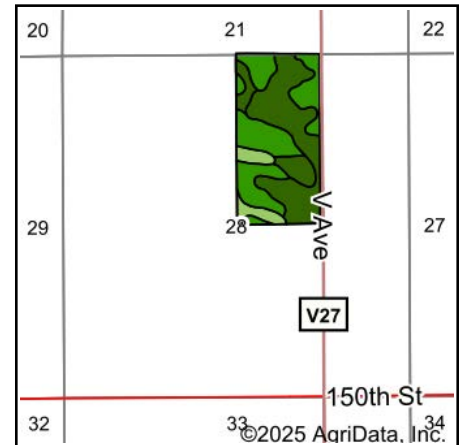




FSA/Eff. Crop Acres: 77.84 | Soil Productivity: 89.30 CSR2







State: **Iowa**  
 County: **Tama**  
 Location: **28-86N-13W**  
 Township: **Geneseo**  
 Acres: **77.84**  
 Date: **10/13/2025**



Maps Provided By:



Soils data provided by USDA and NRCS.

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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** |
|------------------|---|-------|------------------|-------------|------------------|--------|
| 120B             | Tama silty clay loam, 2 to 5 percent slopes   | 31.99 | 41.1%            |             | Ile              | 95     |
| 377C2            | Dinsdale silty clay loam, 5 to 9 percent slopes, eroded                             | 31.90 | 41.0%            |             | IIle             | 85     |
| 933B             | Sawmill silty clay loam, shallow loess, 1 to 4 percent slopes, occasionally flooded | 6.32  | 8.1%             |             | IIw              | 76     |
| 119B             | Muscataine silty clay loam, 2 to 5 percent slopes                                   | 4.66  | 6.0%             |             | Ile              | 95     |
| 377B             | Dinsdale silty clay loam, 2 to 5 percent slopes                                     | 2.97  | 3.8%             |             | Ile              | 94     |
| Weighted Average |   |       |                  |             | 2.41             | 89.3   |

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## Location

From Dysart: At the intersection of IA-8 and IA-21, 2½ miles west on IA-21, 3 miles north on IA-21, ¾ mile west on 150th St., and ½ mile north on V Ave. The property is on the west side of the road.

## Simple Legal

The W½ NE¼ of Section 28, Township 86 North, Range 13 West of the 5th P.M., Tama County, Iowa. *Final abstract/title documents to govern legal description.*

## Price & Terms

- \$1,268,000.00
- \$15,850/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

## Possession

Negotiable.

## Real Estate Tax

Taxes Payable 2025-2026: \$3,318.00  
Gross Acres: 80.00  
Net Taxable Acres: 77.30  
Tax per Net Taxable Acre: \$42.92

## Lease Status

Lease is open for the 2026 crop year.

## FSA Data

Farm 9606, Tract 12953  
FSA/Eff. Crop Acres: 77.84  
Corn Base Acres: 55.99  
Corn PLC Yield: 159 Bu.  
Bean Base Acres: 19.78  
Bean PLC Yield: 49 Bu.

## Soil Types/Productivity

Primary soils are Dinsdale and Sawmill.  
CSR2 on the FSA/Eff. crop acres is 89.30.  
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 gently rolling.

## Drainage

Drainage is natural with some tile. Tile maps are not available.

## Buildings/Improvements

None.

## Water & Well Information

None.

## Comments

This is a high-quality Tama County farm with an 89.30 CSR2.

## Additional Land for Sale

Seller has an additional tract of land for sale located east 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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Northwest Corner Looking Southeast



Northeast Corner Looking Southwest





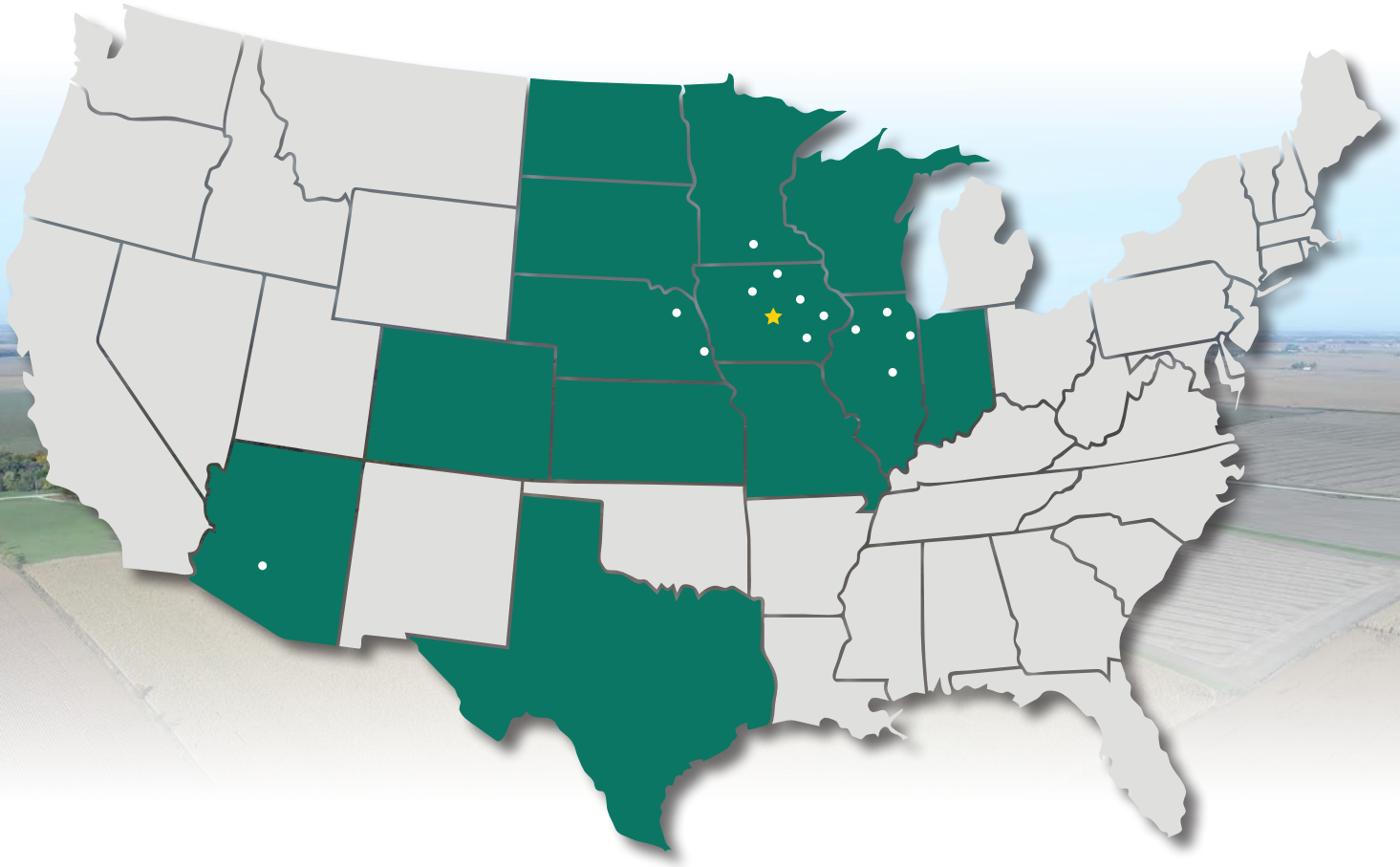








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