



LAND FOR SALE

Seed Corn Farm in Tama County

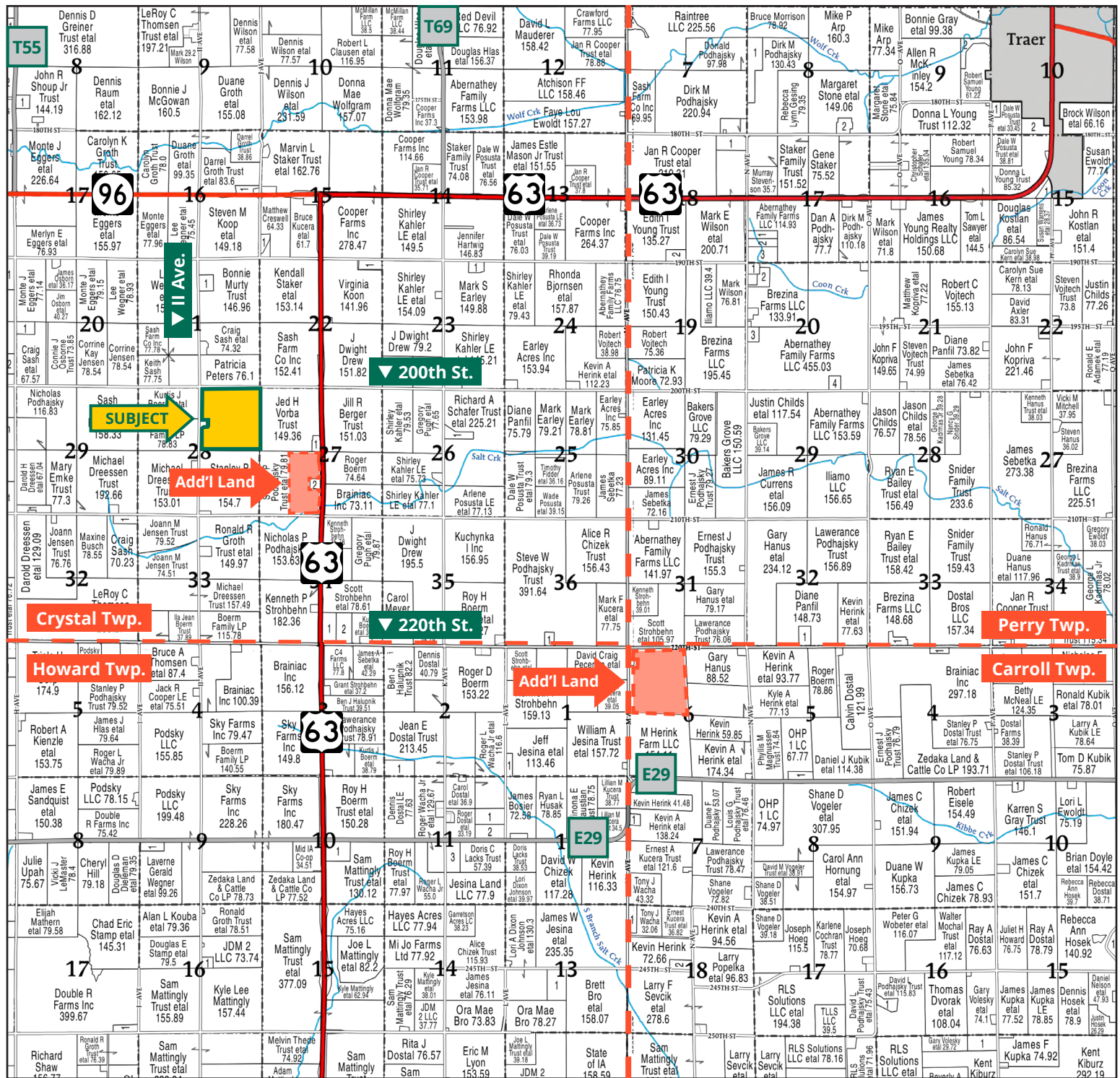


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154.09 Acres, m/l
Tama County, IA

Crystal Township, Tama County, IA



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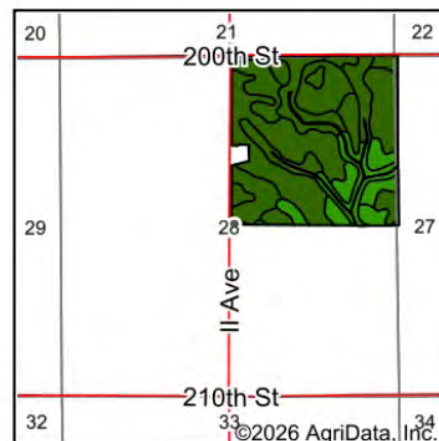
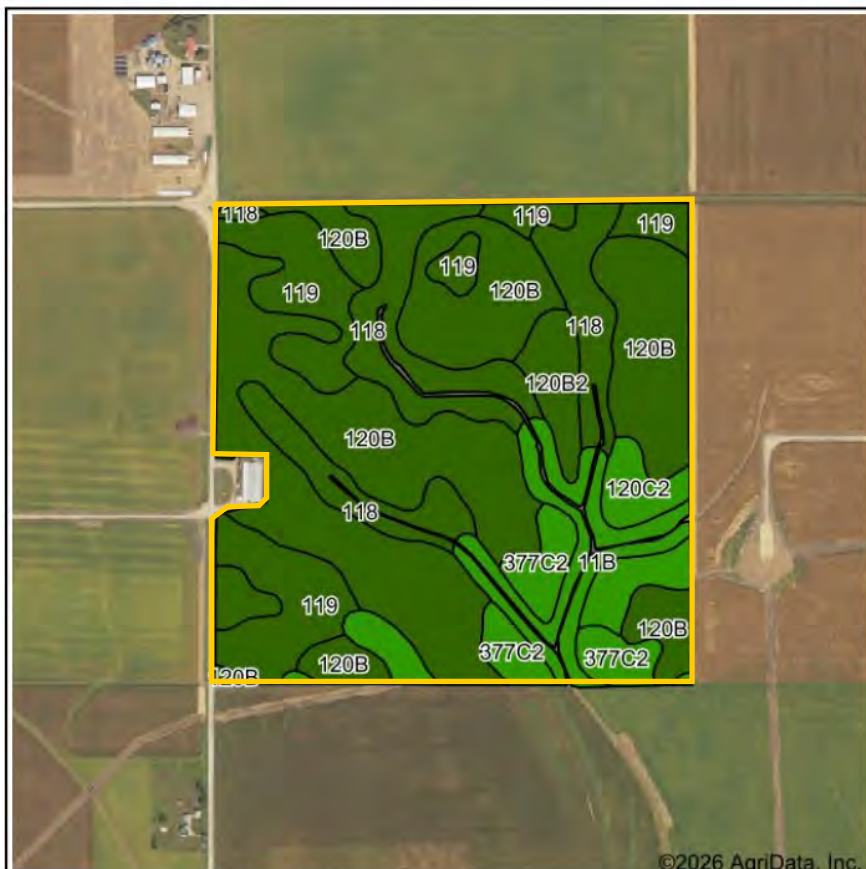
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FSA/Eff. Crop Acres: 148.82 | CRP Acres: 3.96 | Soil Productivity: 93.10 CRS2



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State: Iowa
County: Tama
Location: 28-85N-15W
Township: Crystal
Acres: 152.78
Date: 9/4/2026



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

Area Symbol: IA171, Soil Area Version: 30

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	71.84	47.1%		Ile	95
118	Garwin silty clay loam, 0 to 2 percent slopes	25.09	16.4%		IIw	90
119	Muscataine silty clay loam, 0 to 2 percent slopes	22.81	14.9%		Iw	100
11B	Colo-Ely complex, 0 to 5 percent slopes	13.15	8.6%		IIw	86
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	8.42	5.5%		IIIe	85
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.89	4.5%		IIIe	87
120B2	Tama silty clay loam, 2 to 5 percent slopes, eroded	4.58	3.0%		Ile	92
Weighted Average					1.95	93.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Location

From Traer: Head south and west on Hwy. 63 for 8.5 miles. Turn south on Il Ave. In 1.5 miles the property will be on the east side of the road.

Simple Legal

NE¼ (except acreage site) of Section 28, Township 85 North, Range 15 West of the 5th P.M., Tama Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,735,097.50
- \$17,750/acre
- 10% down upon acceptance of offer, balance due in cash at closing.

Possession

As negotiated, based on terms of existing lease.

Real Estate Tax

Taxes Payable 2026 - 2027: \$7,608.00
Net Taxable Acres: 154.09
Tax per Net Taxable Acre: \$49.37

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 7981, Tract 14200
FSA/Eff. Crop Acres: 148.82
CRP Acres: 3.96
Corn Base Acres: 73.25
Corn PLC Yield: 189 Bu.
Bean Base Acres: 75.05
Bean PLC Yield: 56 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

CRP Contracts

There are 3.96 acres enrolled in a CP-8A contract that pays \$1,188.00 annually and expires 9/30/2027.

Soil Types/Productivity

Primary soils are Tama silty clay loam, Garwin silty clay loam, and Muscatine silty clay loam. CSR2 on the FSA/Eff. crop and CRP acres is 93.10. 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

Moderately sloping.

Drainage

Some tile with maps available. Contact agent for details.

Buildings/Improvements

None.

Manure Easement

There is a manure easement on the farm. Contact agent for details.

Wind Farm Easement

The property is included in the local wind farm easement area. Contact agent for details.

Comments

High-quality Tama County farm with a history of seed corn production and manure.

Additional Land for Sale

Seller has 2 additional tracts of land for sale located southeast of this property. See Additional Land Aerial Photo.



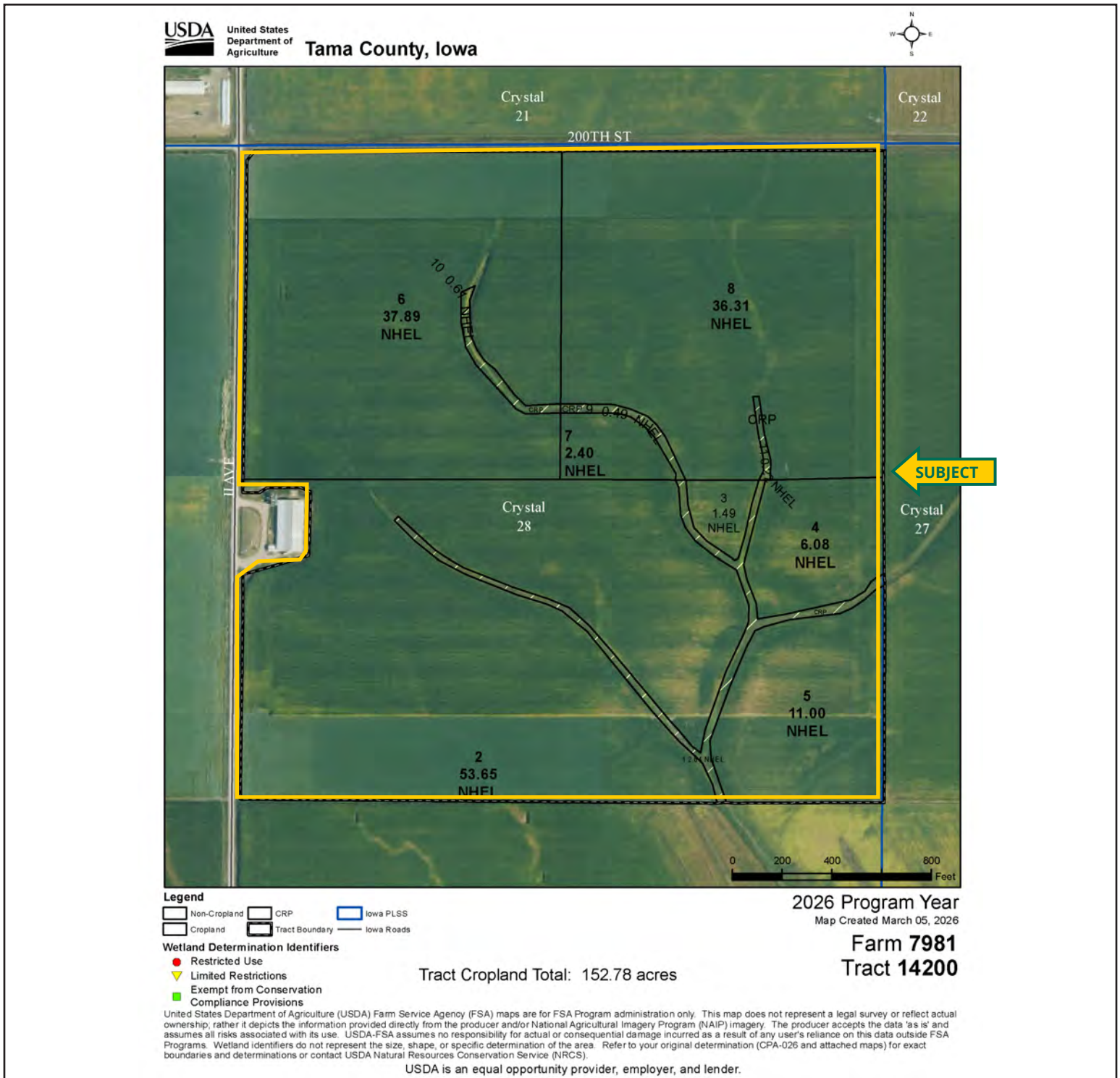
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information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

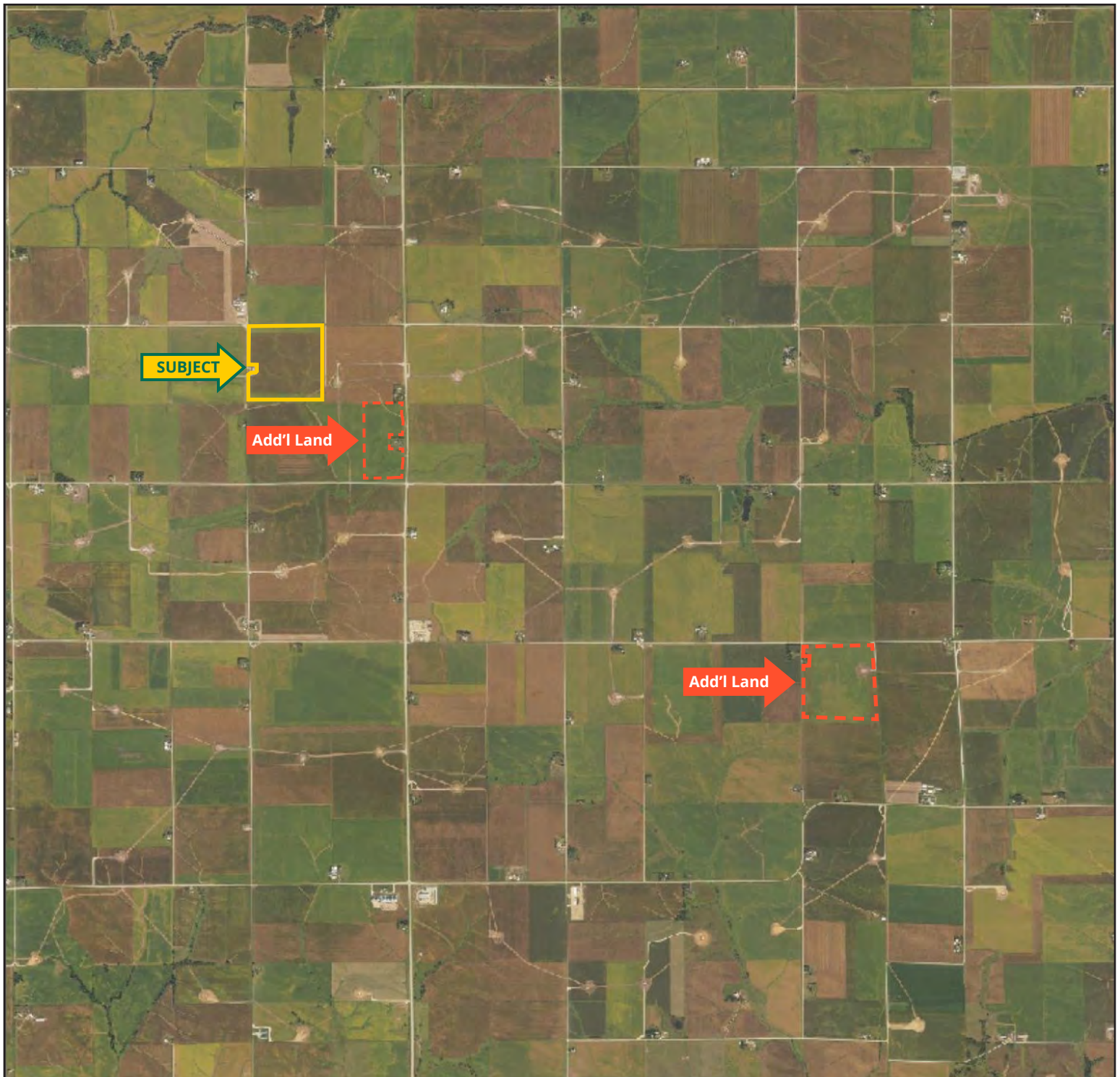
East looking West



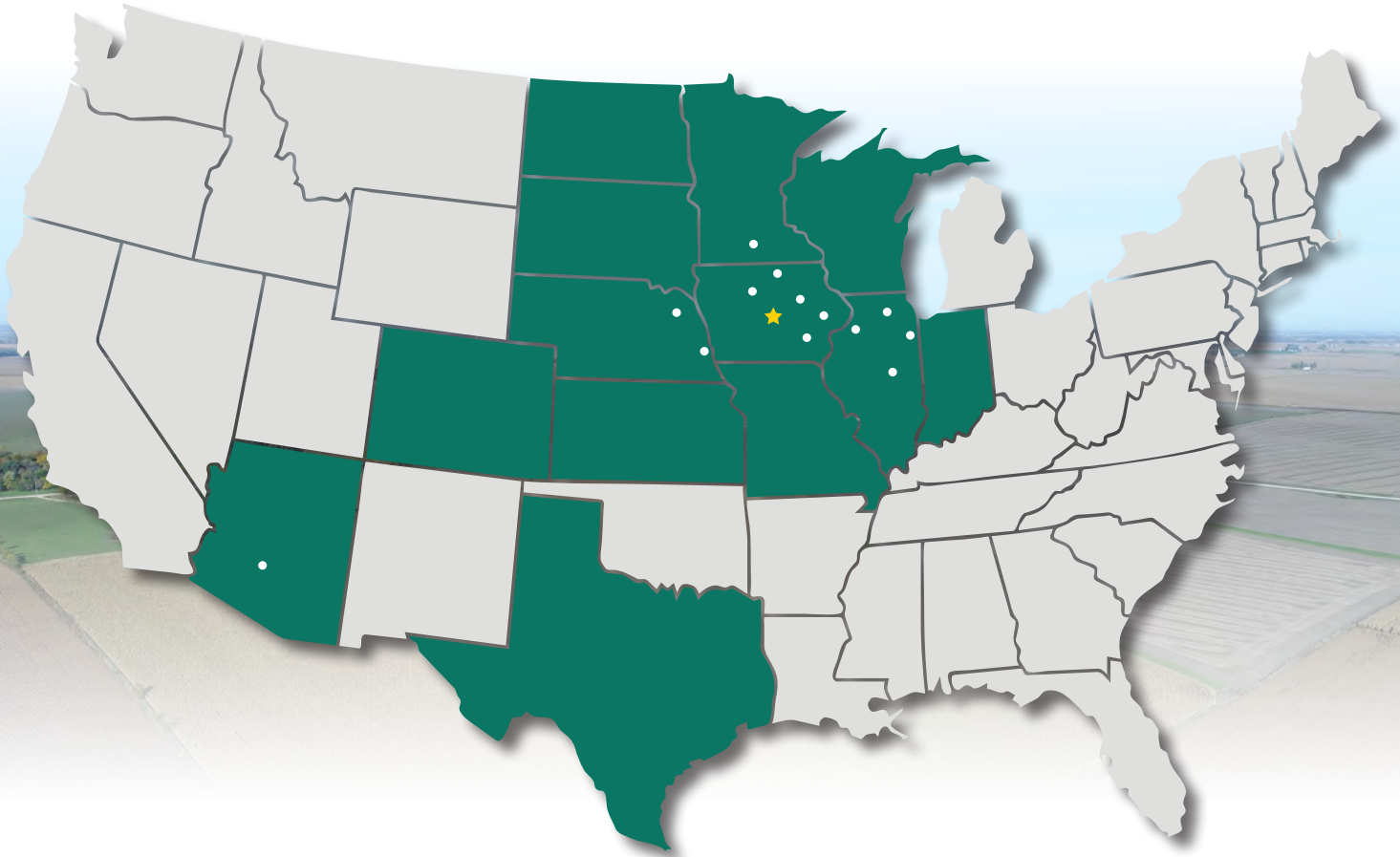
Northwest looking Southeast







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