LAND FOR SALE

High-Quality Tama County Farmland

515.382.1500 | 415 S. 11th St., PO Box 500
Nevada, IA 50201-0500 | **www.Hertz.ag**

MATT VEGTER, ALC
Licensed Salesperson in IA
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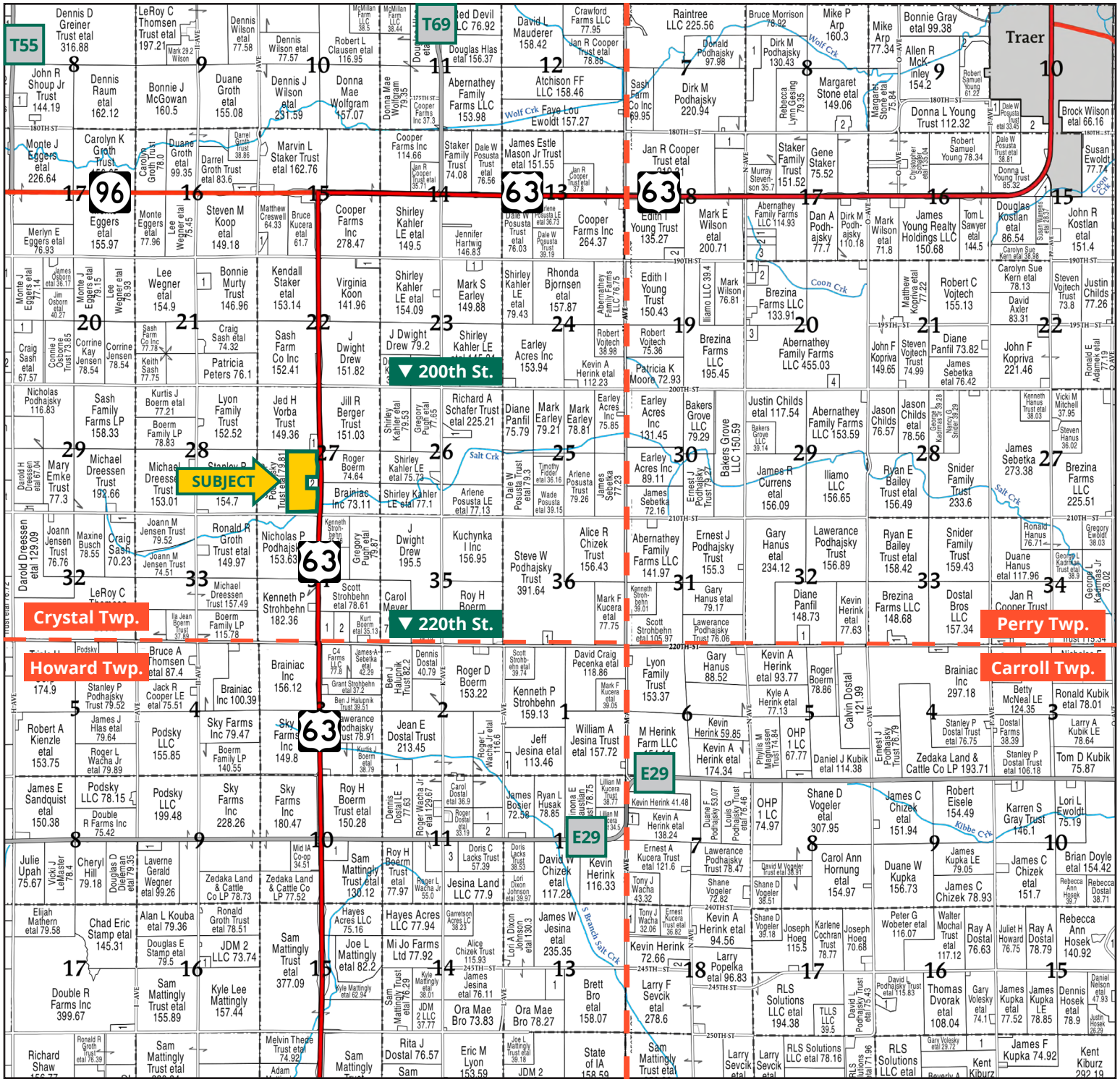
71.06 Acres, m/l
Tama County, IA

000-4233-02

PLAT MAP

Crystal Township, Tama County, IA



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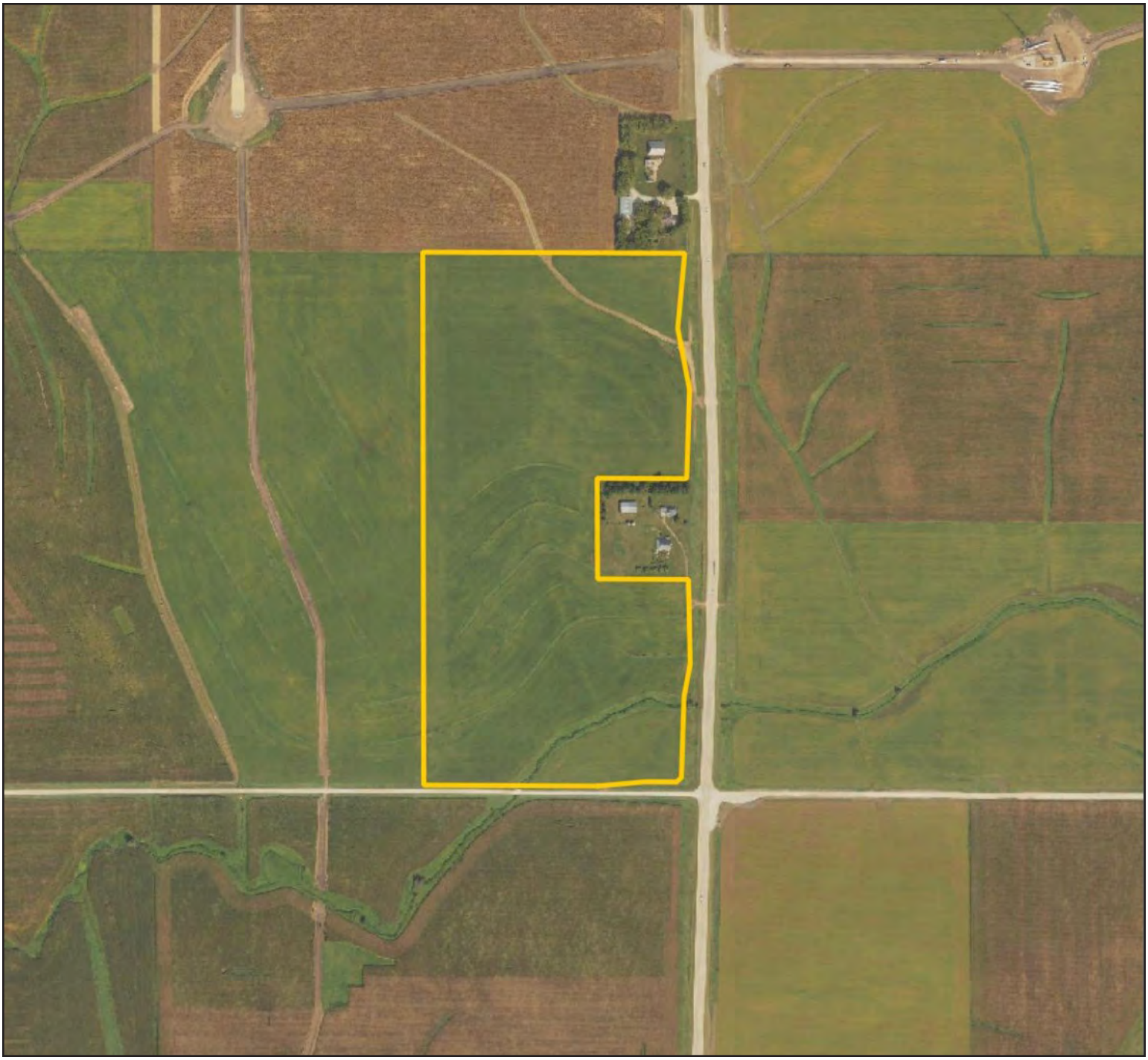
AERIAL PHOTO

71.06 Acres, m/l, Tama County, IA

FSA/Eff. Crop Acres: 70.71 | Soil Productivity: 88.90 CRS2



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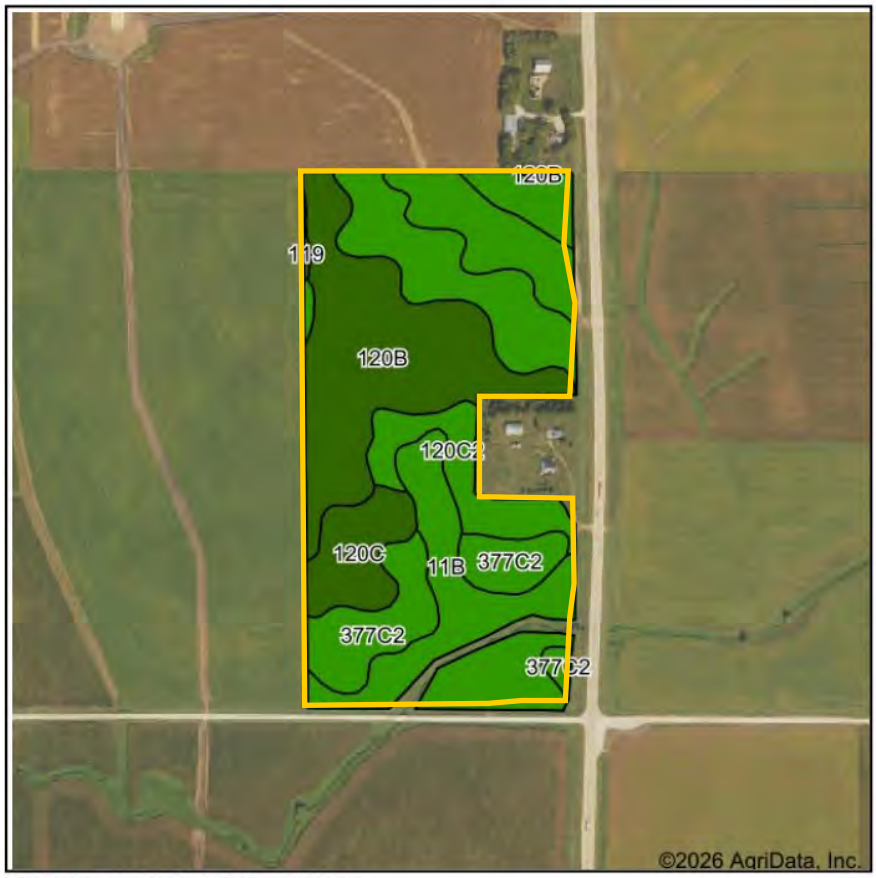
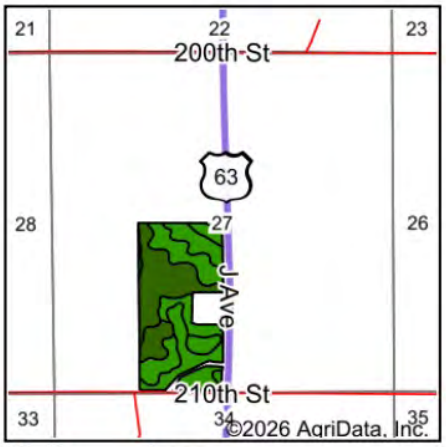
SOIL MAP

70.71 FSA/Eff. Crop Acres





State: **Iowa**
County: **Tama**
Location: **27-85N-15W**
Township: **Crystal**
Acres: **70.71**
Date: **9/8/2026**

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**
11B	Colo-Ely complex, 0 to 5 percent slopes	19.91	28.1%		IIw	86
120B	Tama silty clay loam, 2 to 5 percent slopes	19.43	27.5%		IIe	95
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	17.25	24.4%		IIIe	87
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	8.81	12.5%		IIIe	85
120C	Tama silty clay loam, 5 to 9 percent slopes	5.12	7.2%		IIIe	90
119	Muscatine silty clay loam, 0 to 2 percent slopes	0.19	0.3%		Iw	100
				Weighted Average	**2.44**	**88.9**

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY INFORMATION

71.06 Acres, m/l, Tama County, IA

Location
From Traer: Head south and then west on Hwy. 63 for 9 miles. The property will be on the west side of of the road.

Simple Legal
E½ SW¼ (except the acreage site) of Section 27, Township 85 North, Range 15 West of the 5th P.M., Tama Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
PRICE REDUCED!
- ~~$1,044,582~~ $991,287
- ~~$14,700/acre~~ $13,950/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: $3,520.00
Net Taxable Acres: 71.06
Tax per Net Taxable Acre: $49.54

Lease Status
Open lease for 2027 crop year.

FSA Data
Farm Number 7981, Tract 11593
FSA/Eff. Crop Acres: 70.71
Corn Base Acres: 37.40
Corn PLC Yield: 186 Bu.
Bean Base Acres: 31.10
Bean PLC Yield: 58 Bu.

NRCS Classification
HEL: Highly Erodible Land.

Soil Types/Productivity
Primary soils are Colo-Ely complex and Tama silty clay loam. CSR2 on the FSA/Eff. crop acres is 88.90. 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 and terraces. No tile maps available.

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 farmland on Highway 63.

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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PROPERTY PHOTOS

71.06 Acres, m/l, Tama County, IA

South looking North

North looking South

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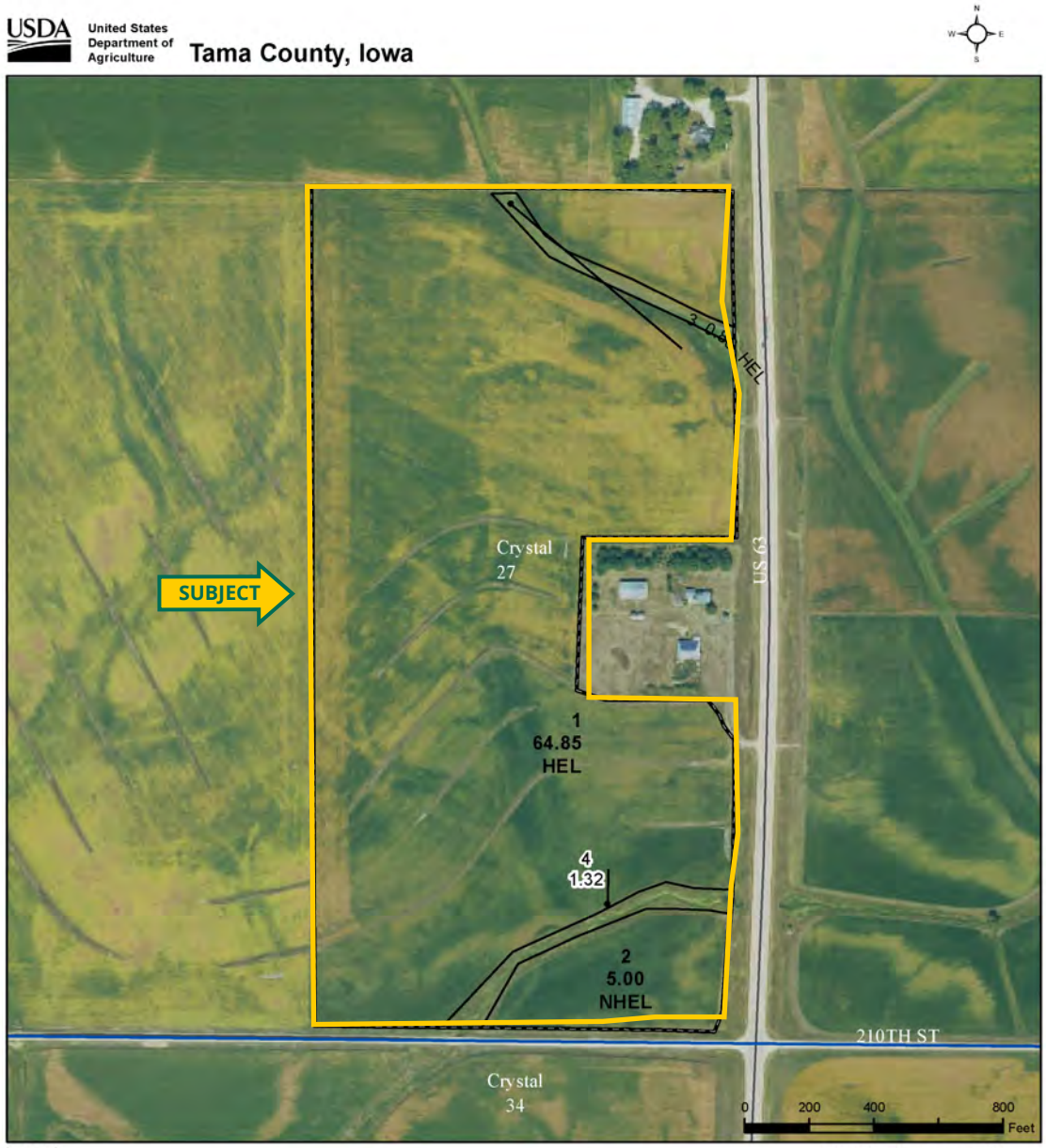
FSA MAP

70.71 FSA/Eff. Crop Acres



Legend

Non-Cropland | CRP | Iowa PLSS
Cropland | Tract Boundary | Iowa Roads

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 70.71 acres

2026 Program Year
Map Created March 05, 2026

Farm **7981**
Tract **11593**

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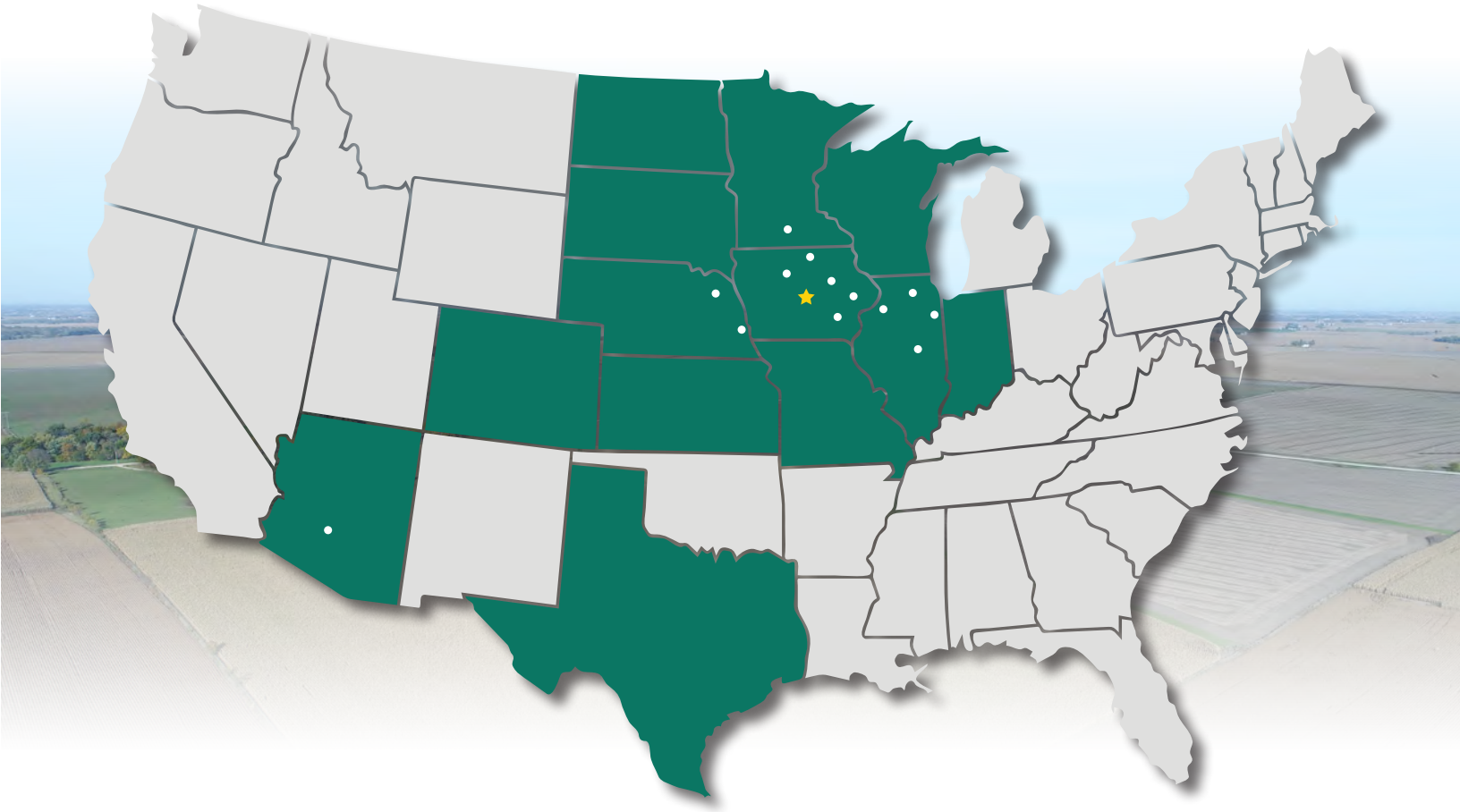
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



Real Estate Sales and Auctions

Professional Buyer Representation

Certified Farm Appraisals

Professional Farm Management

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