



LAND FOR SALE

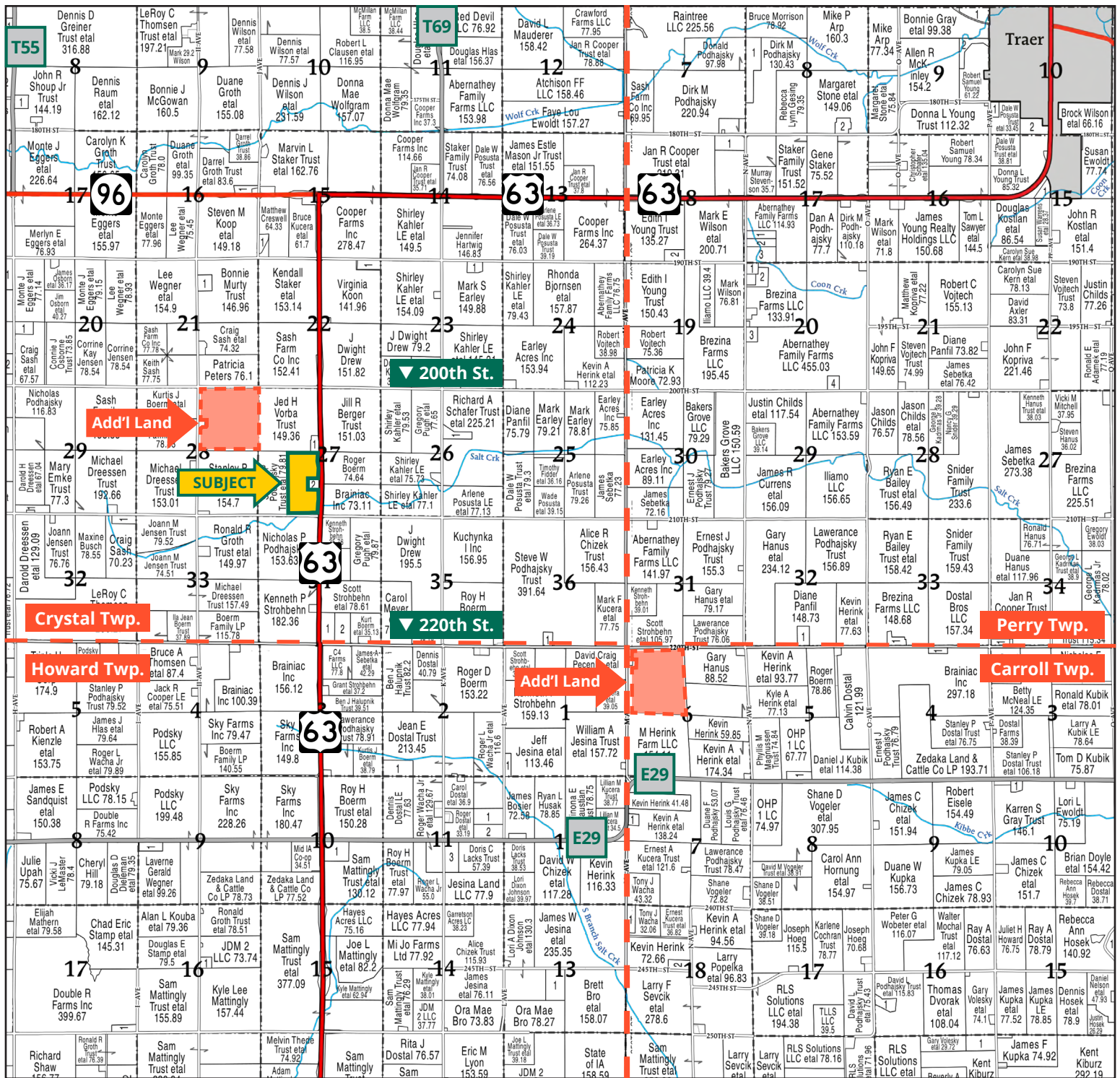
High-Quality Tama County Farmland



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Nevada, IA 50201-0500 | www.Hertz.ag

71.06 Acres, m/I
Tama County, IA

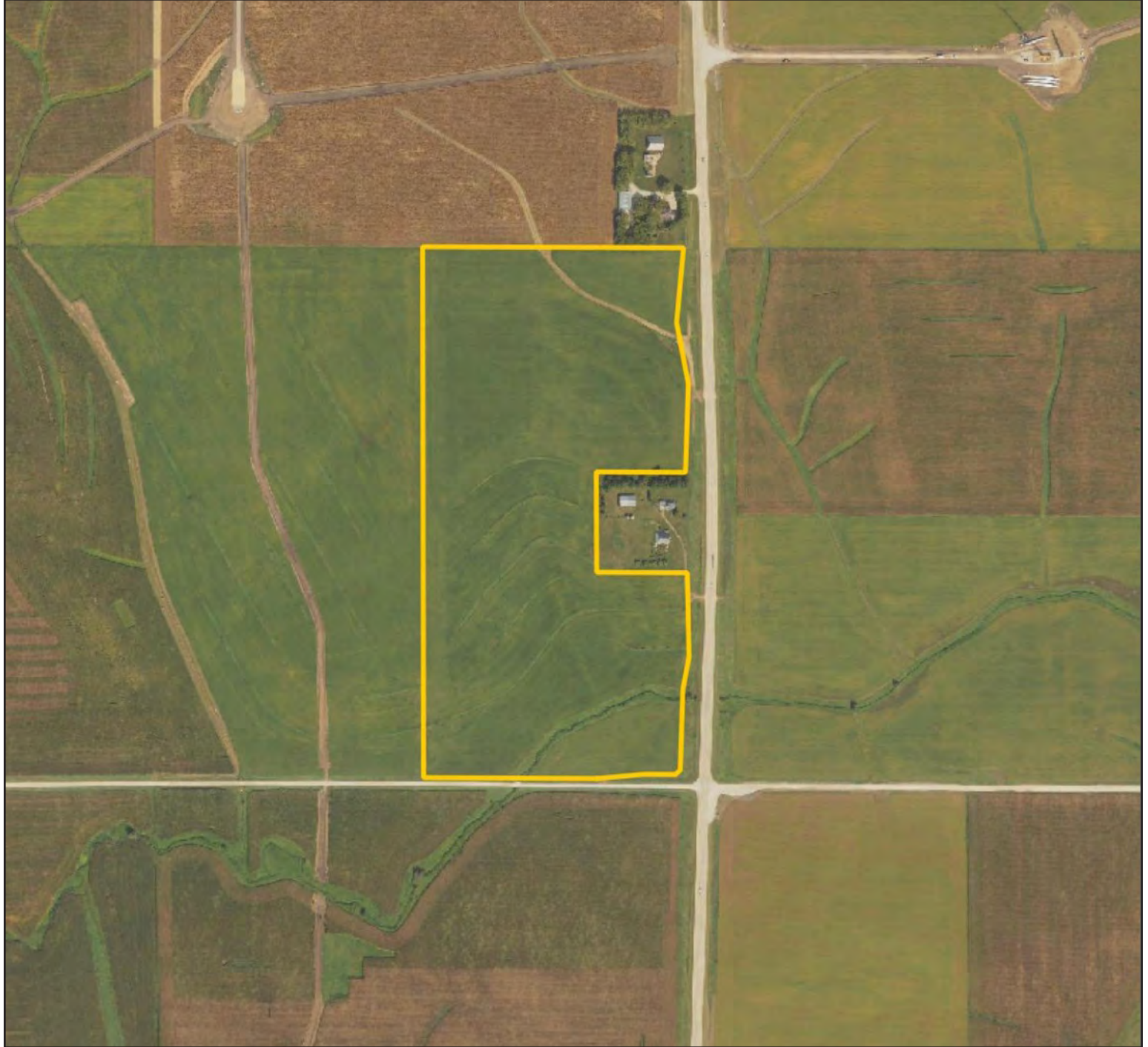


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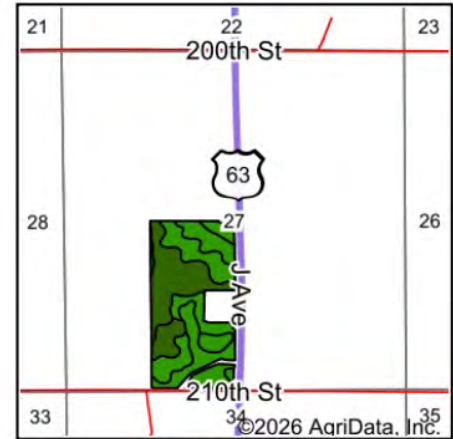
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FSA/Eff. Crop Acres: 70.71 | Soil Productivity: 88.90 CRS2



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



Maps Provided By

 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

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

- \$1,044,582
- \$14,700/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.

Additional Land for Sale

Seller has 2 additional tracts of land for sale located northwest and 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.

South looking North



North looking South





Legend

Non-Cropland	CRP	Iowa PLSS
Cropland	Tract Boundary	Iowa Roads

Wetland Determination Identifiers

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

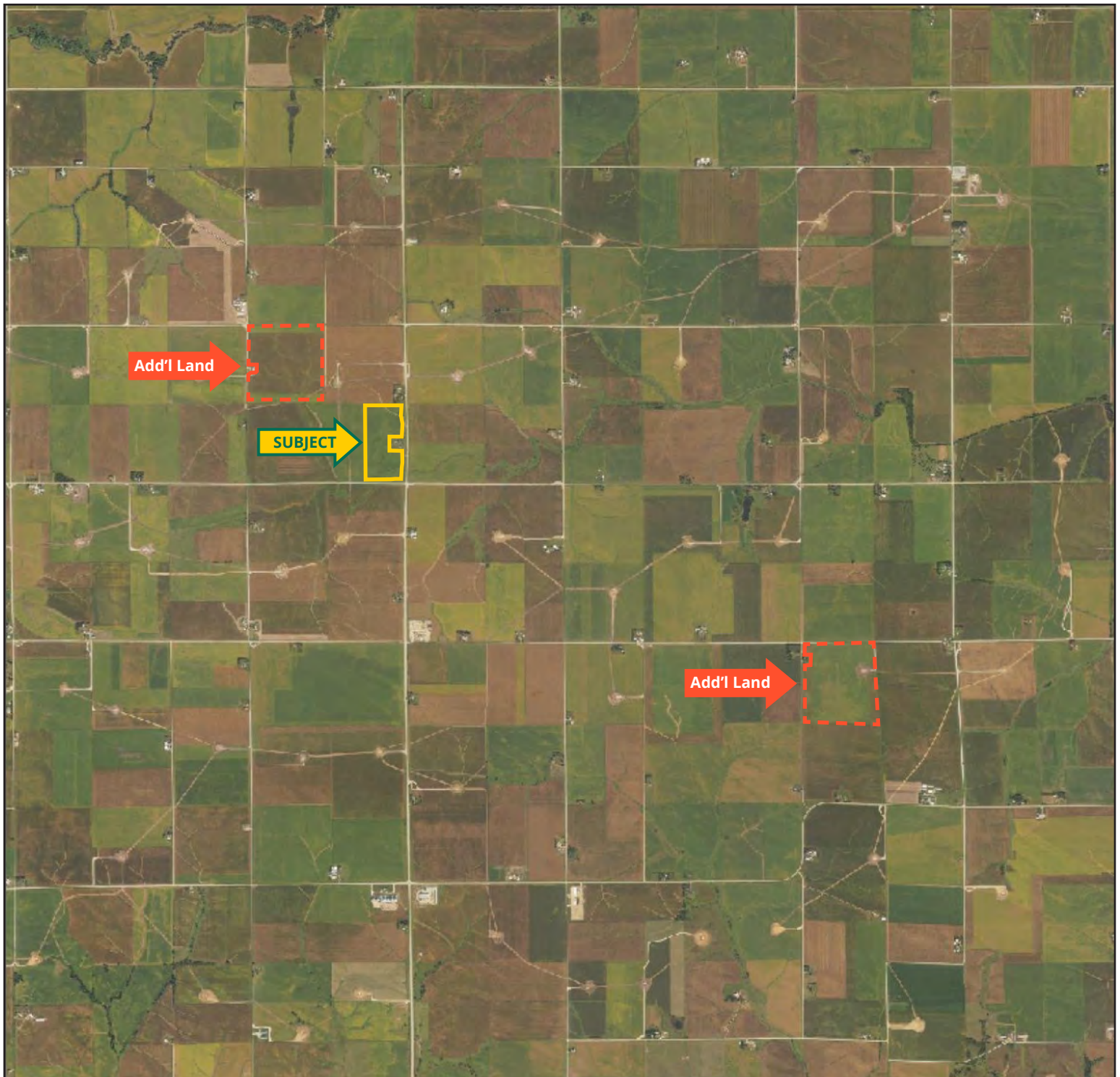
Tract Cropland Total: 70.71 acres

2026 Program Year
Map Created March 05, 2026

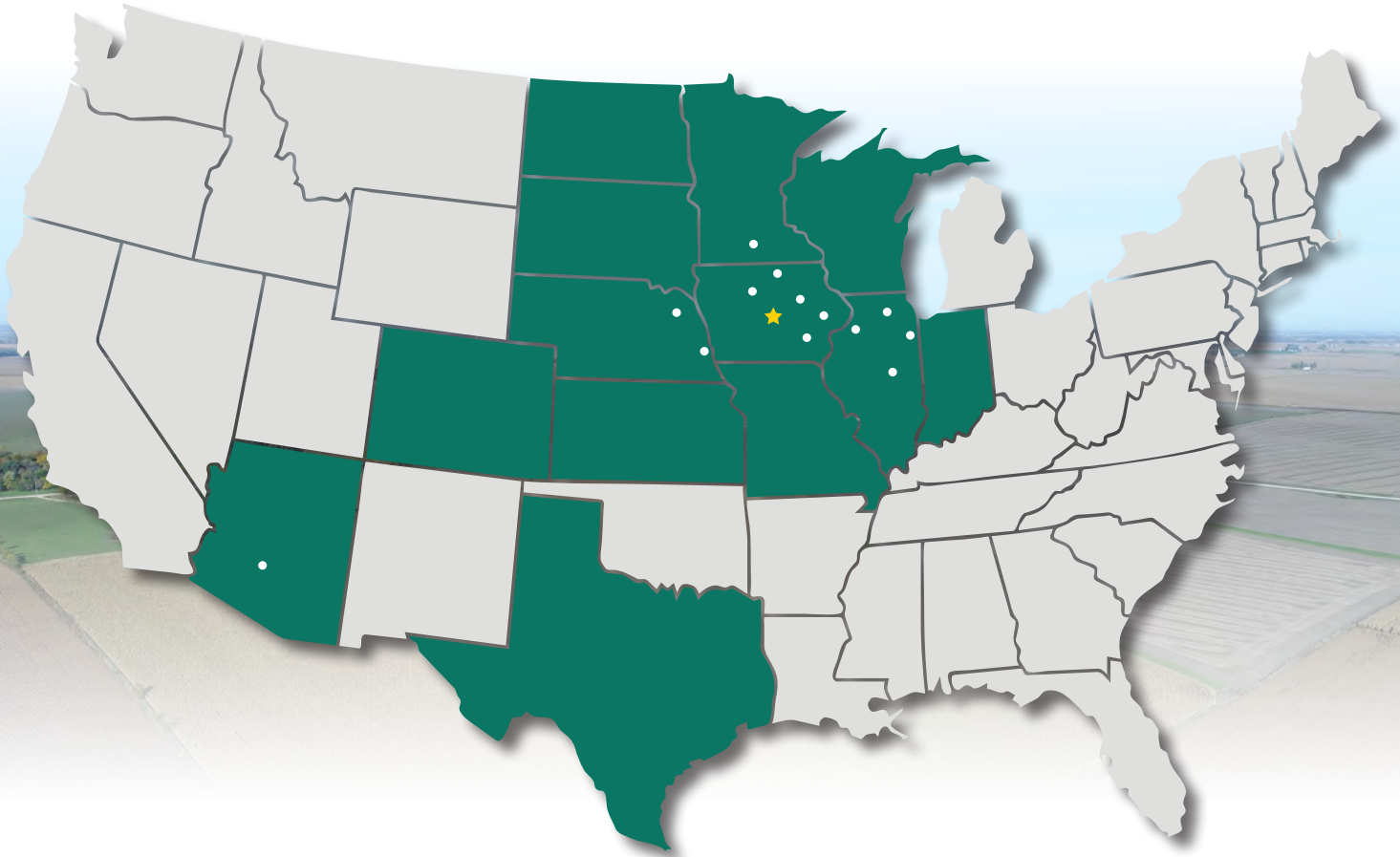
Farm 7981
Tract 11593

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