



LAND FOR SALE

Tama County Seed Corn Farm with Turbine Income

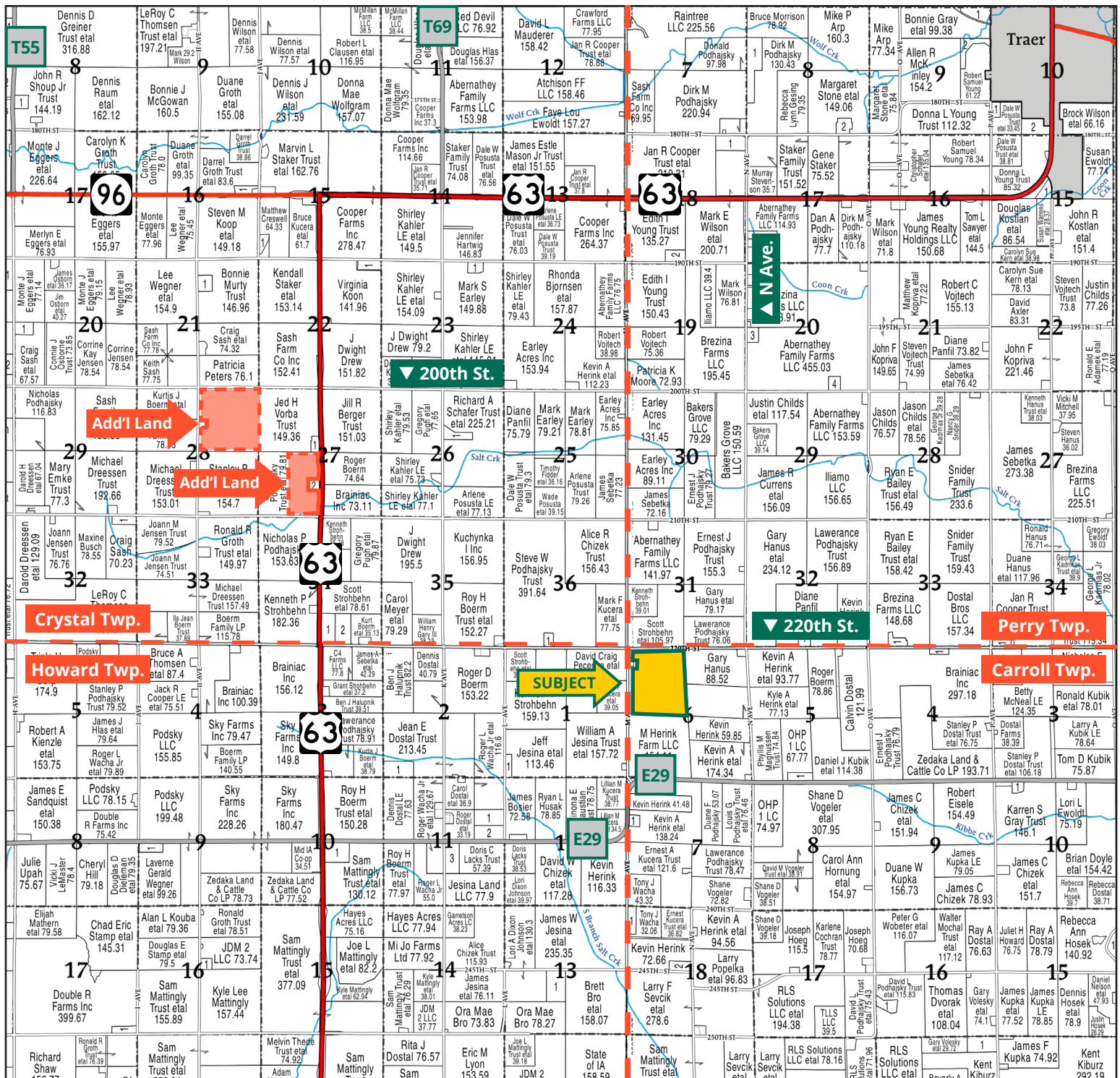


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152.98 Acres, m/I
Tama County, IA

Carroll Township, Tama County, IA



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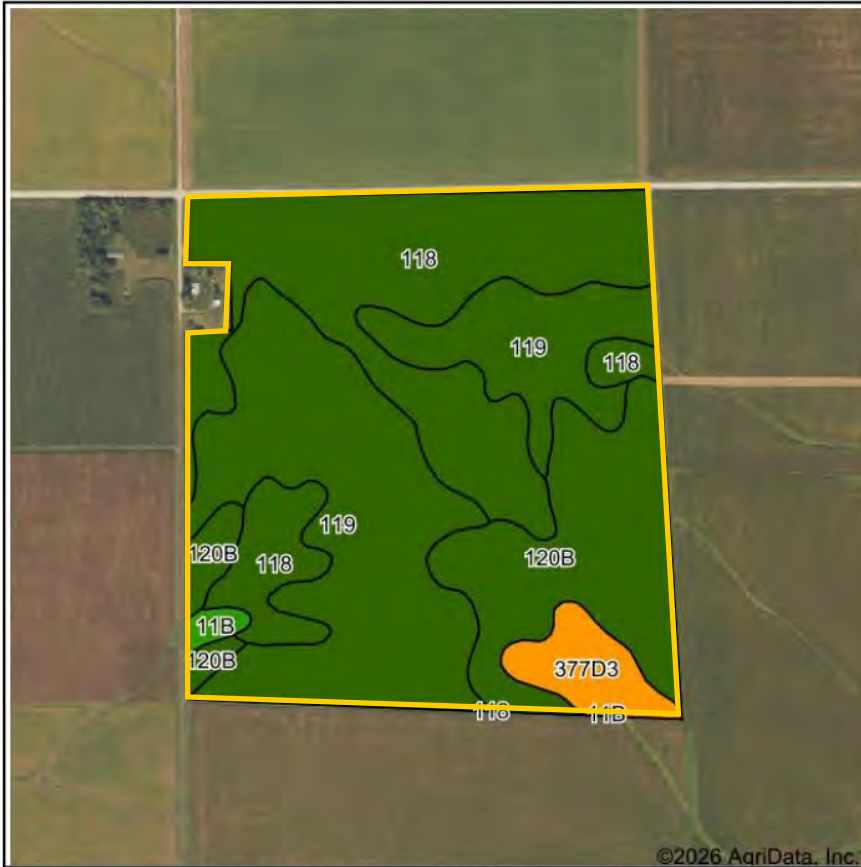
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FSA/Eff. Crop Acres: 151.61 | Soil Productivity: 92.90 CRS2





State: Iowa
County: Tama
Location: 6-84N-14W
Township: Carroll
Acres: 151.61
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**
119	Muscatine silty clay loam, 0 to 2 percent slopes	59.85	39.5%		Iw	100
118	Garwin silty clay loam, 0 to 2 percent slopes	53.45	35.3%		IIw	90
120B	Tama silty clay loam, 2 to 5 percent slopes	30.47	20.1%		IIe	95
377D3	Dinsdale silty clay loam, 9 to 14 percent slopes, severely eroded	6.57	4.3%		IVe	43
11B	Colo-Ely complex, 0 to 5 percent slopes	1.27	0.8%		IIw	86
Weighted Average					1.69	92.9

**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 3.5 miles. Turn south on N Ave and in 3.5 miles turn west on 220th St. In 0.5 miles the property will be on the south side of the road.

Simple Legal

NW¼ (except acreage site) of Section 6, Township 84 North, Range 14 West of the 5th P.M., Tama Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms

- \$2,791,885
- \$18,250/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: \$7,476.00
Net Taxable Acres: 152.98
Tax per Net Taxable Acre: \$48.87

Lease Status

Open lease for 2027 crop year.

FSA Data

Farm Number 7981, Tract 14152
FSA/Eff. Crop Acres: 151.61
Corn Base Acres: 103.80
Corn PLC Yield: 181 Bu.
Bean Base Acres: 45.70
Bean PLC Yield: 49 Bu.

NRCS Classification

NHEL: Non-Highly Erodible Land.

Soil Types/Productivity

Primary soils are Muscatine silty clay loam, Garwin silty clay loam, and Tama silty clay loam. CSR2 on the FSA/Eff. crop acres is 92.90. 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

Tiled with maps available. Contact agent for details.

Buildings/Improvements

None.

Water & Well Information

None.

Wind Turbine

There is a wind turbine on the property. Contact agent for easement and payment details.

Manure Easement

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

Comments

High-quality Tama County farm with a history of seed corn production and wind turbine income.

Additional Land for Sale

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

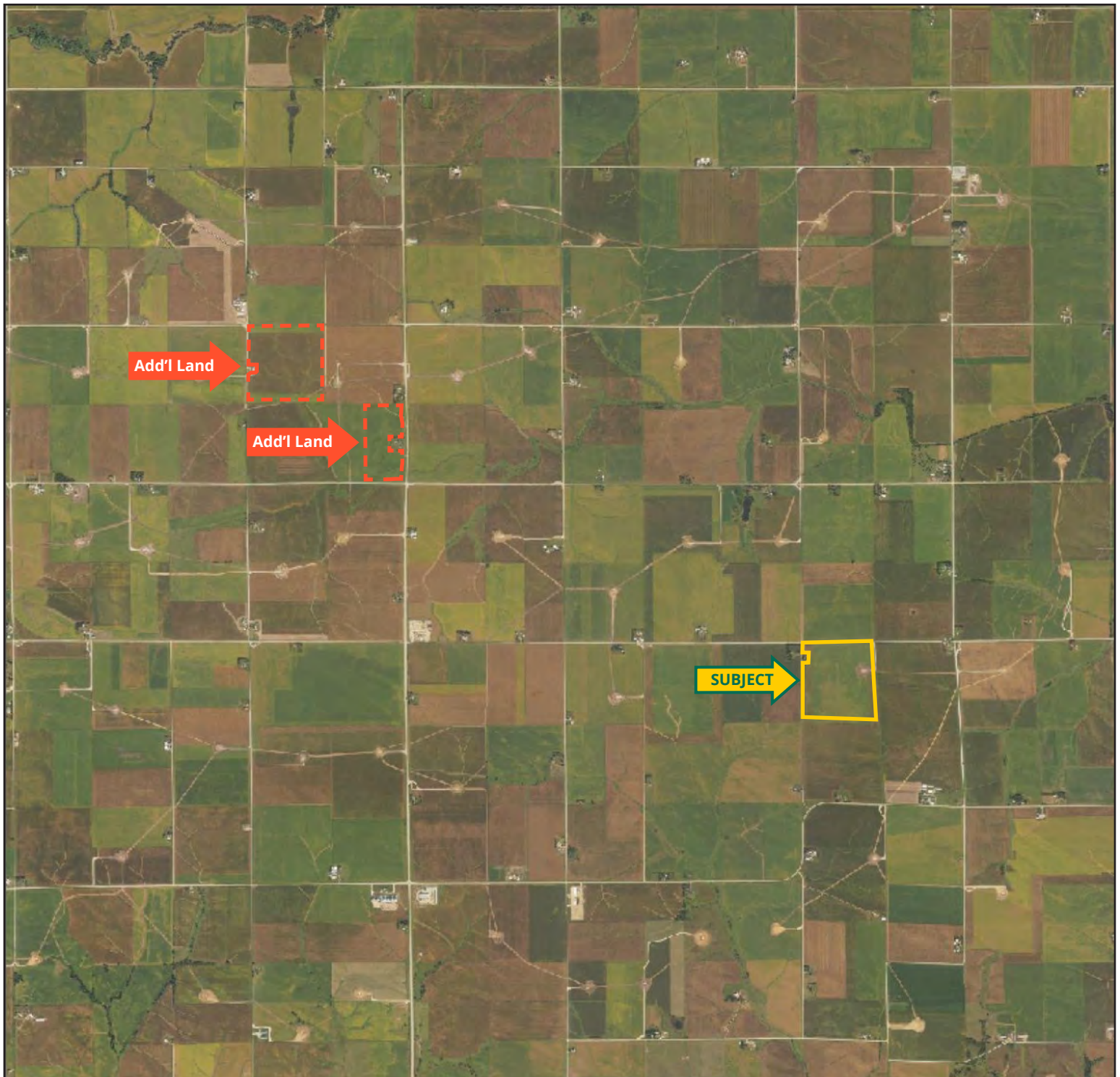
North looking South

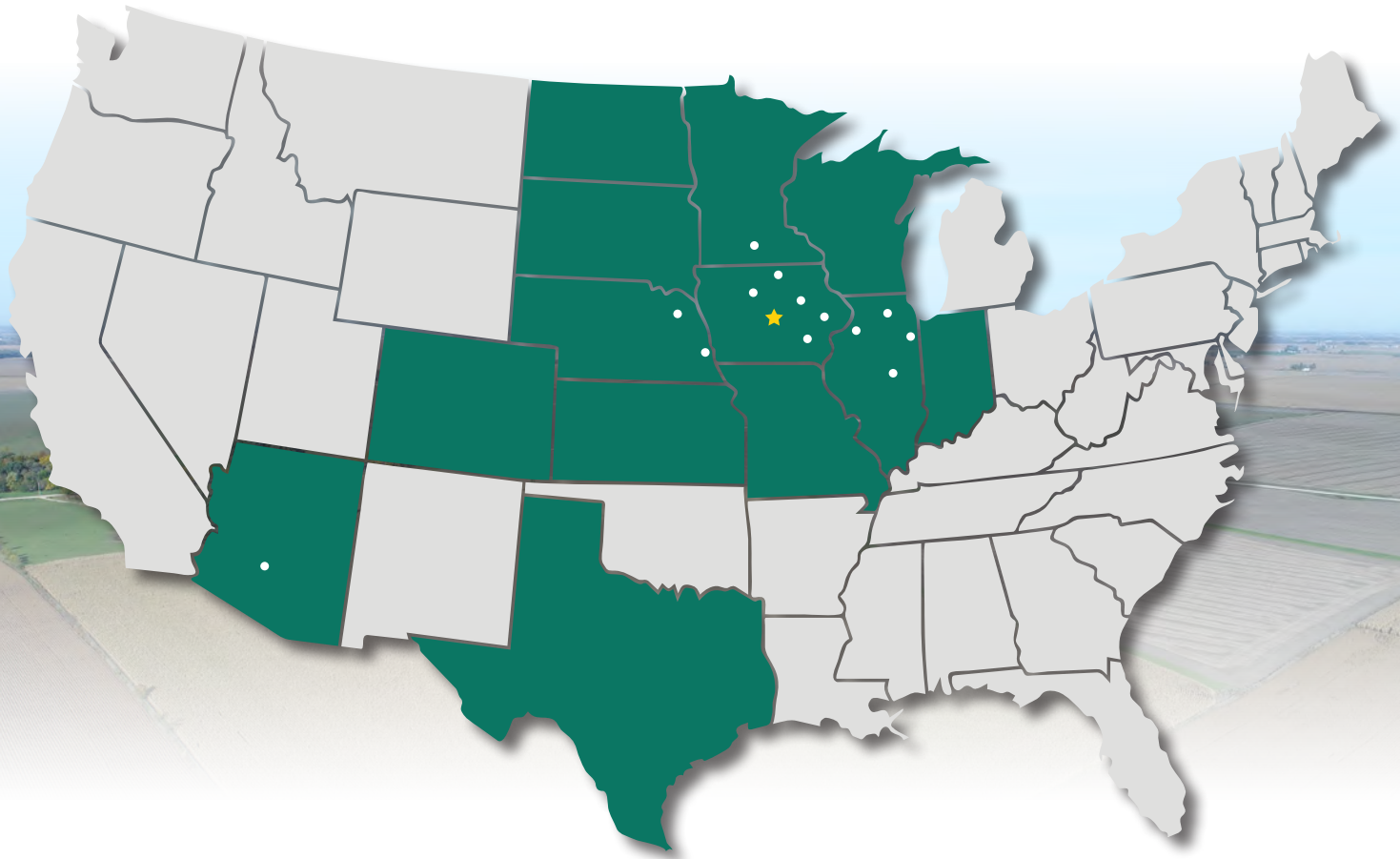


Northeast looking Southwest









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