Hertz Real Estate Services

LAND FOR SALE

High-Quality Tama County Farmland



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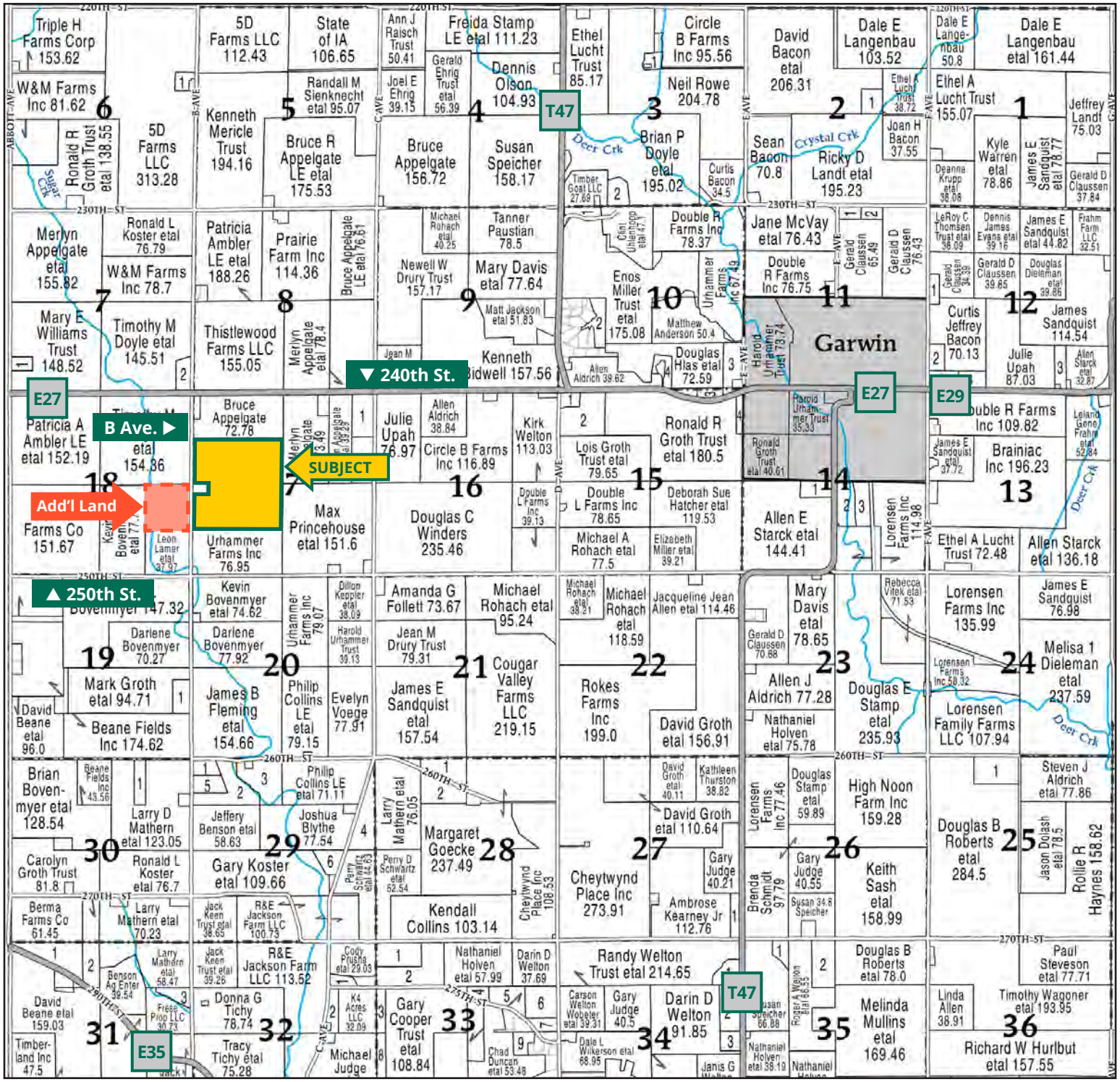
156.57 Acres, m/l
Tama County, IA

PLAT MAP

Carlton Township, Tama County, IA



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AERIAL PHOTO

156.57 Acres, m/l, Tama County, IA

Est. FSA/Eff. Crop Acres: 154.02 | Soil Productivity: 84.00 CSR2



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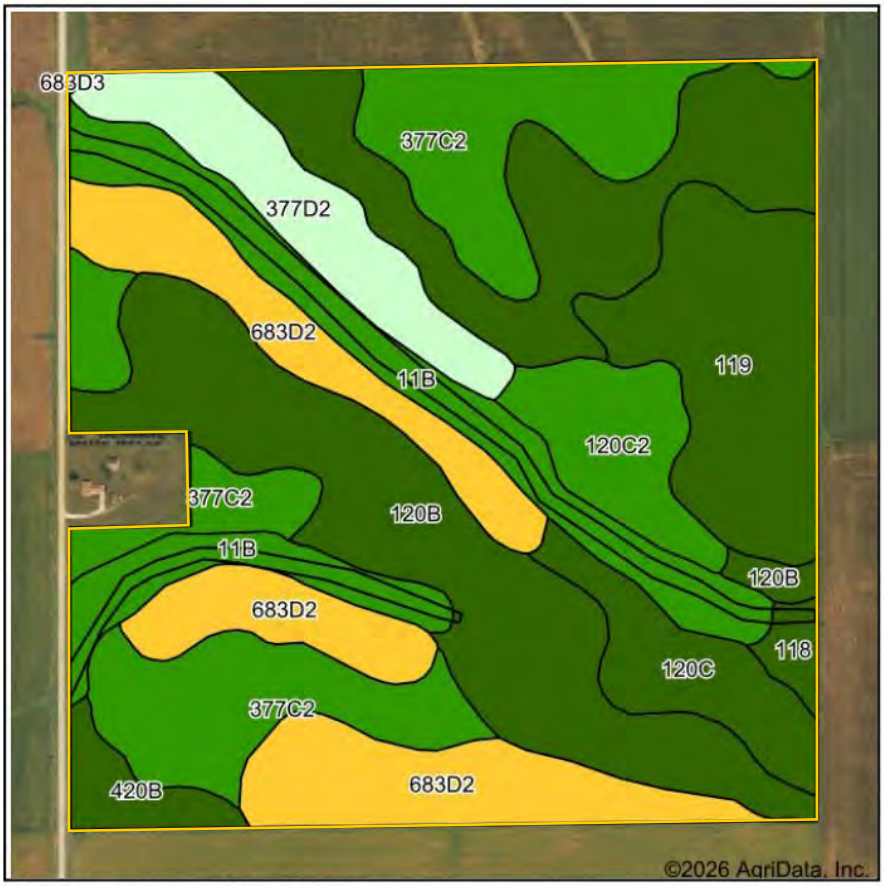
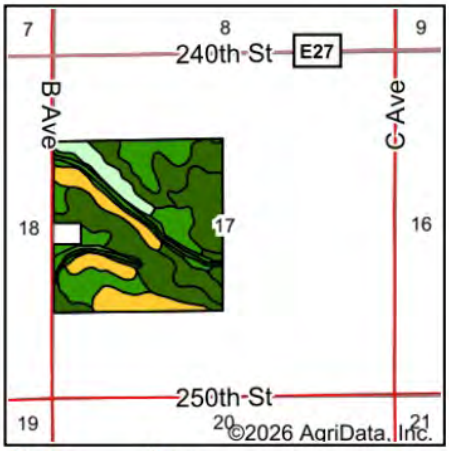
SOIL MAP

154.02 Est. FSA/Eff. Crop Acres



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Tama**
Location: **17-84N-16W**
Township: **Carlton**
Acres: **154.02**
Date: **11/10/2026**

Hertz Farm Management, Inc

Maps Provided By: surety® CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IA171, Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
120B	Tama silty clay loam, 2 to 5 percent slopes	44.09	28.5%		IIe	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	27.35	17.8%		IIIe	85
683D2	Liscomb loam, 9 to 14 percent slopes, eroded	23.81	15.5%		IIIe	55
11B	Colo-Ely complex, 0 to 5 percent slopes	15.95	10.4%		IIw	86
119	Muscatine silty clay loam, 0 to 2 percent slopes	15.53	10.1%		Iw	100
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, eroded	9.43	6.1%		IIIe	62
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.93	4.5%		IIIe	87
120C	Tama silty clay loam, 5 to 9 percent slopes	6.79	4.4%		IIIe	90
420B	Tama silty clay loam, terrace, 2 to 5 percent slopes	2.83	1.8%		IIe	95
118	Garwin silty clay loam, 0 to 2 percent slopes	1.31	0.9%		IIw	90
				Weighted Average	**2.38**	**84**

**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

156.57 Acres, m/l, Tama County, IA

Location
From Garwin: Go 3½ miles west on Co. Rd. E27 / 240th St. and then ¾ mile south on B Ave. Property is located on the east side of the road.

Simple Legal
S½ NW¼ and N½ SW¼, except Parcel "A", all in Section 17, Township 84 North, Range 16 West of the 5th P.M., Tama Co., IA. *Final abstract/title documents to govern legal description.*

Price & Terms
- $2,310,265
- $14,755.48/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: $7,364.00
Gross Acres: 156.57
Net Taxable Acres: 154.82
Tax per Net Taxable Acre: $47.56

Lease Status
Open lease for the 2027 crop year.

FSA Data
Farm Number 134, Part of Tract 1396
FSA/Eff. Crop Acres: 154.02*
Corn Base Acres: 147.26*
Corn PLC Yield: 153 Bu.
Bean Base Acres: 7.50*
Bean PLC Yield: 48 Bu.
**Acres are estimated pending reconstitution of farm by the Tama County FSA office.*

NRCS Classification
HEL: Highly Erodible Land.

Soil Types/Productivity
Primary soils are Tama, Dinsdale, and Liscomb. CSR2 on the estimated FSA/Eff. crop acres is 84.00. 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
Level to strongly sloping.

Drainage
Natural with some tile. No tile maps available.

Buildings/Improvements
None.

Water & Well Information
None.

Additional Land for Sale
Seller has an additional tract of land for sale located west 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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Looking South



Looking Southeast



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Looking Northwest



Looking West



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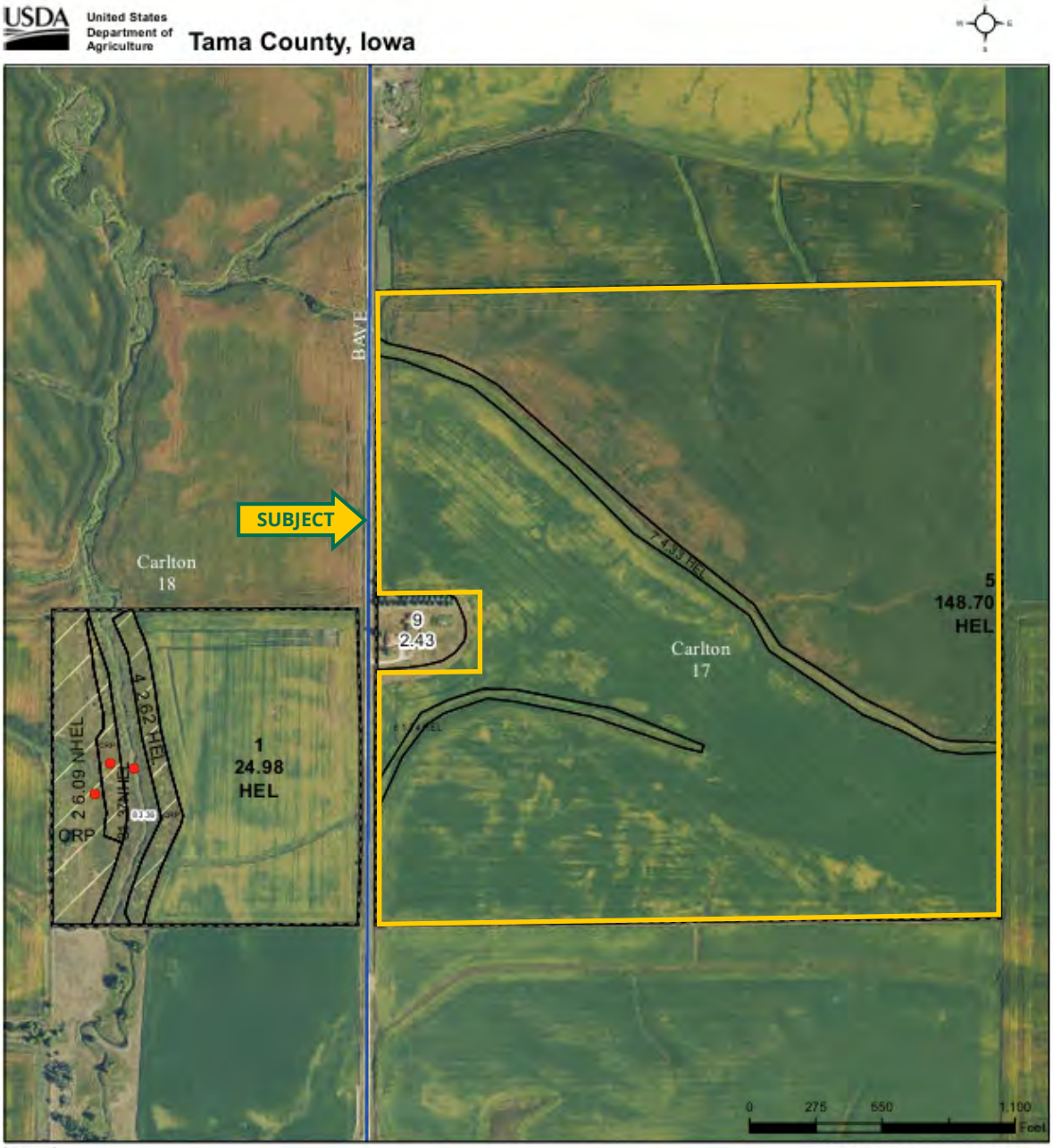
FSA MAP

154.02 Est. FSA/Eff. Crop Acres



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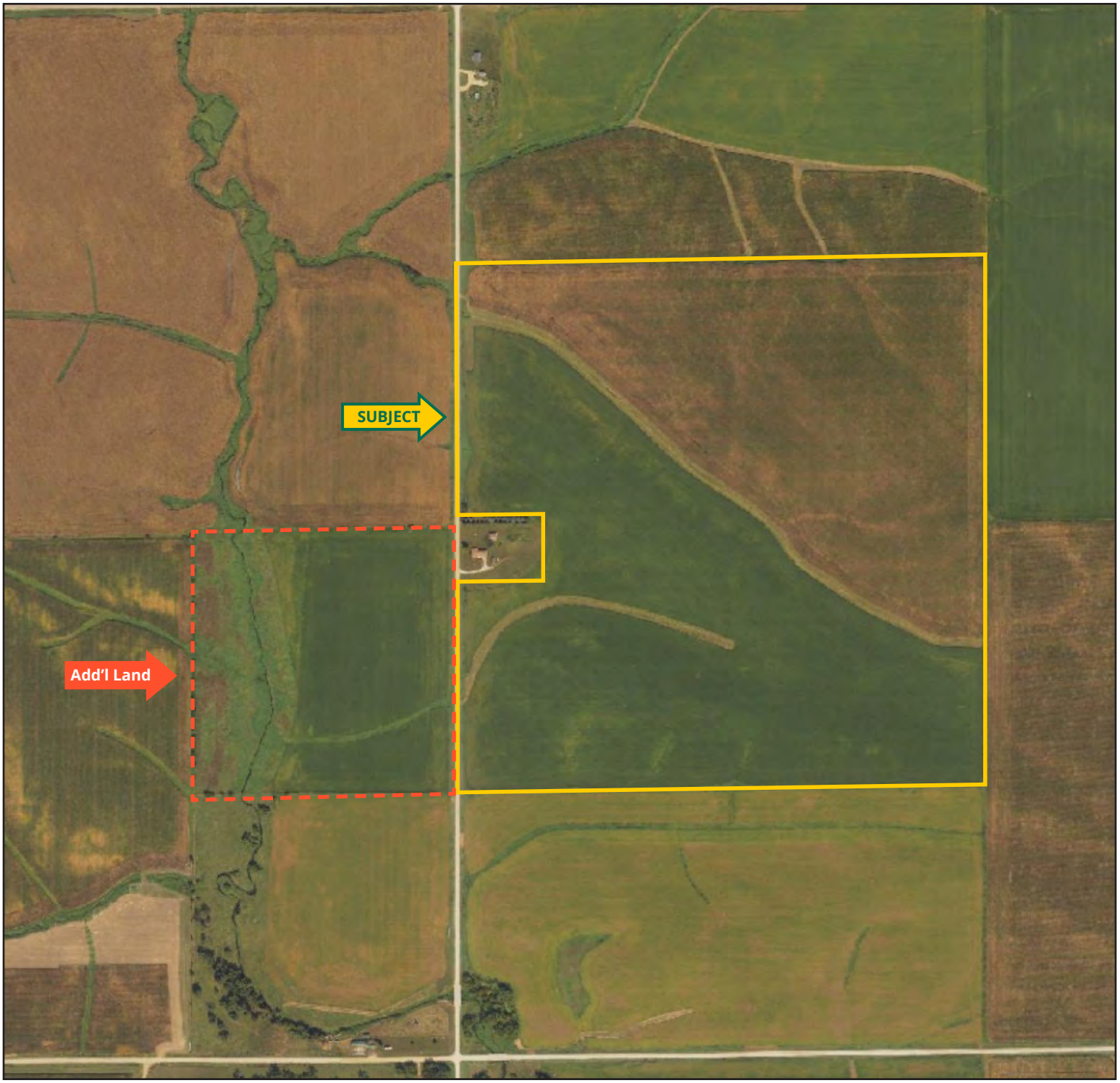
ADDITIONAL LAND

Aerial Photo



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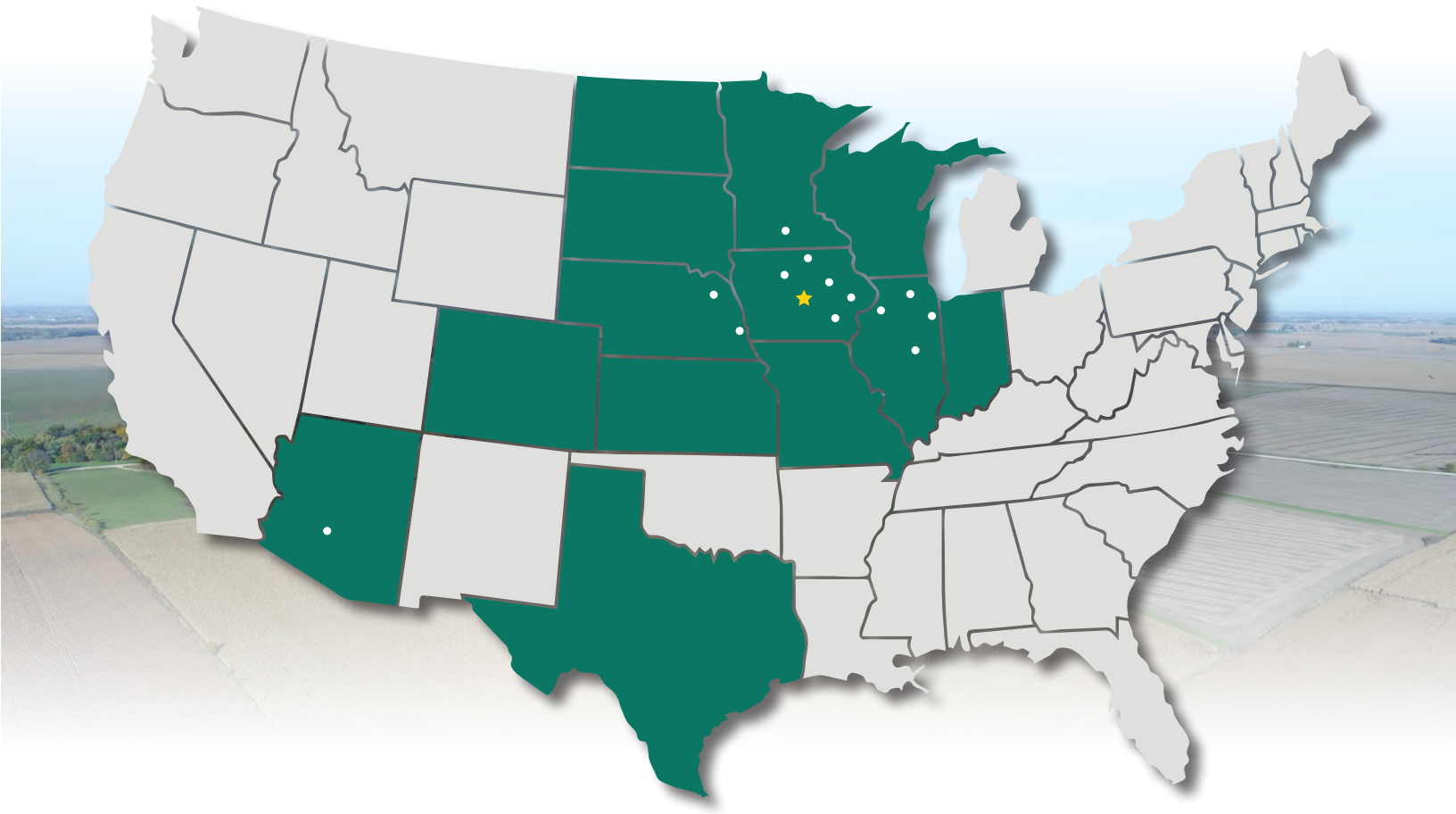
MAKE THE MOST OF YOUR FARMLAND INVESTMENT



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